

New Pavilion at Stewart Beach Park

Galveston, Texas - Concept Design and Programming

TEAM & SCHEDULE

HISTORY

CLIMATE

EXISTING PROGRAM ANALYSIS

EXISTING CONDITIONS

NEW FACILITY OPPORTUNITIES

BUILDING & SITE PARAMETERS

NEW FACILITY PROGRAM

SITE

CONCEPT

New Pavilion at Stewart Beach Park
Galveston, Texas

Galveston Island Park Board of Trustees

ROGERS PARTNERS ARCHITECTS + URBAN DESIGNERS

ASAKURA ROBINSON BRAX EASTERWOOD DESIGN

TEAM & SCHEDULE

GALVESTON ISLAND PARK BOARD OF TRUSTEES

ROGERS PARTNERS, PRIME

ROB ROGERS, FAIA
Partner, Principal-in-Charge

TYLER SWANSON, AIA, ASLA
Associate Partner, Project Manager

THOMAS BAKER, AIA
Technical Director

SUBCONSULTANT TEAM

ASAKURA ROBINSON COMPANY Site Design, Landscape Architecture

KEIJI ASAKURA, FASLA
Principal Designer

ERIC LESHINSKY, LEED AP
Sr. Associate Designer

BRAX EASTERWOOD DESIGN Local Architecture (Advisory Role)

BRAX EASTERWOOD, AIA, LEED AP
Principal

ARANTZA ALVARADO, ASSOC. AIA
Architectural Designer

PROJECT COST RESOURCES, INC. Cost Estimating

BELINDA WILLIAMS
President

INFORMATION GATHERING (20 days)

- Analysis of Existing Conditions, Initial Program Inventory, Zoning and Jurisdictional Requirements Inventory (19 days)
- Strategic Visioning Meeting & Stakeholder Interviews (including Park Board Staff, Executive Director, Chair of the Board) (1 days)

March 2017

Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4	
5	6	7	8	9	10	11	
12	13	14	15	16	17	18	
19	20	21	22	23	24	25	
26	27	28	29	30	31		

PROGRAMMING & WORKSHOPS (20 days)

- Project Goals Inventory (6 days)
- Progress Review (Park Board Staff) (1 day)
- Development of Space Types and Areas, Adjacency Diagrams & Other Required Elements (13 days)
- Stakeholder Workshop(s) (including Committees and Neighbors) (1 day)
- Program Refinement & Revisions (5 days)
- Progress Review (Park Board Staff) (1 day)

April 2017

Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
							1
2	3	4	5	6	7	8	
9	10	11	12	13	14	15	
16	17	18	19	20	21	22	
23	24	25	26	27	28	29	
30							

PAVILION & SITE CONCEPT (20 days)

- Initial Pavilion & Site Concept Development including Massing, Siting, Circulation, & Stacking Studies (13 days)
- Trustee Review (1 day)
- City Council Review (1 day)
- Concept Refinement & Outreach Planning, Development of Strategy for Agency Review and Approval (5 days)
- Progress Review (Park Board Staff) (1 day)

May 2017

Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6	
7	8	9	10	11	12	13	
14	15	16	17	18	19	20	
21	22	23	24	25	26	27	
28	29						

OUTREACH & CONCEPT DEVELOPMENT (20 days)

- Public Outreach Material Development (4 days)
- Public Meeting (1 day)
- Concept Refinement including Materiality Studies (14 days)
- Progress Review (Park Board Staff) (1 day)

June 2017

Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2	3
4	5	6	7	8	9	10	
11	12	13	14	15	16	17	
18	19	20	21	22	23	24	
25	26	27	28	29	30		

REPORT & CONCEPT DRAWINGS (20 days)

- Renderings & Concept Drawings, Preliminary Cost Estimate (11 days)
- Report Draft Review (Park Board Staff) (1 day)
- Drawing Revisions & Report Formatting (7 days)
- Report & Drawings Submission (1 day)

July 2017

Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
							1
2	3	4	5	6	7	8	
9	10	11	12	13	14	15	
16	17	18	19	20	21	22	
23	24	25	26	27	28	29	
30	31						

- March** - Existing Conditions, Information Gathering
- April** - Programming & Workshops
- May** - Pavilion & Site Concepts
- June** - Outreach & Concept Development
- July** - Report & Drawings

- ◆ Client Staff Meeting
- Stakeholder Meeting
- ★ Public Meeting
- ⦿ Project Milestone
- ★ Rob Rogers in Galveston

New Pavilion at Stewart Beach Park
Galveston, Texas

Galveston Island Park Board of Trustees

ROGERS PARTNERS ARCHITECTS + URBAN DESIGNERS

ASAKURA ROBINSON BRAX EASTERWOOD DESIGN

HISTORY

Galveston, Texas



19th Century Galveston



Galveston Beach and Shops



Galveston Seawall 1909



After the Storm of 1900, the city has recognized the complex relationship between the historic beach front, and the need for resilient design.





The Bishop's Palace - 1893



Dog Trot House - South Texas

New Pavilion at Stewart Beach Park
Galveston, Texas

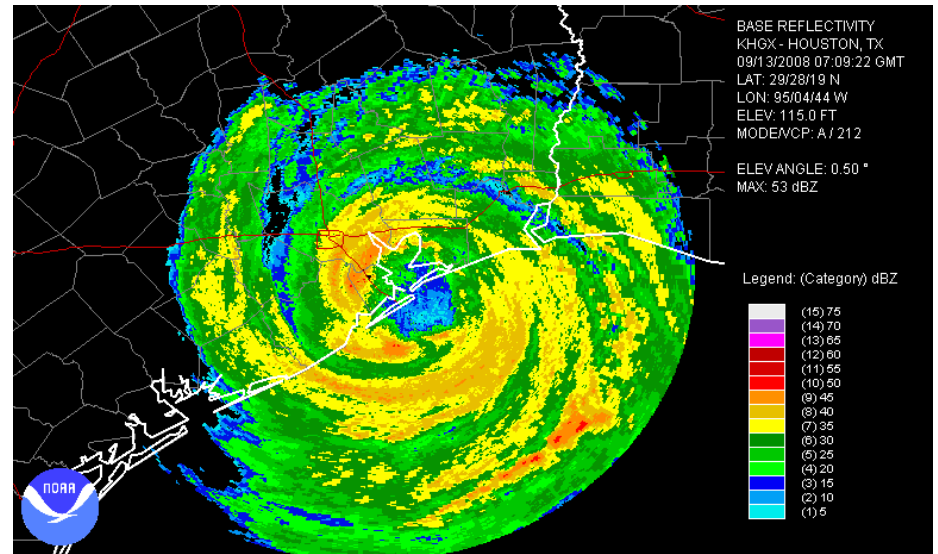
Galveston Island Park Board of Trustees

ROGERS PARTNERS ARCHITECTS + URBAN DESIGNERS

ASAKURA ROBINSON BRAX EASTERWOOD DESIGN

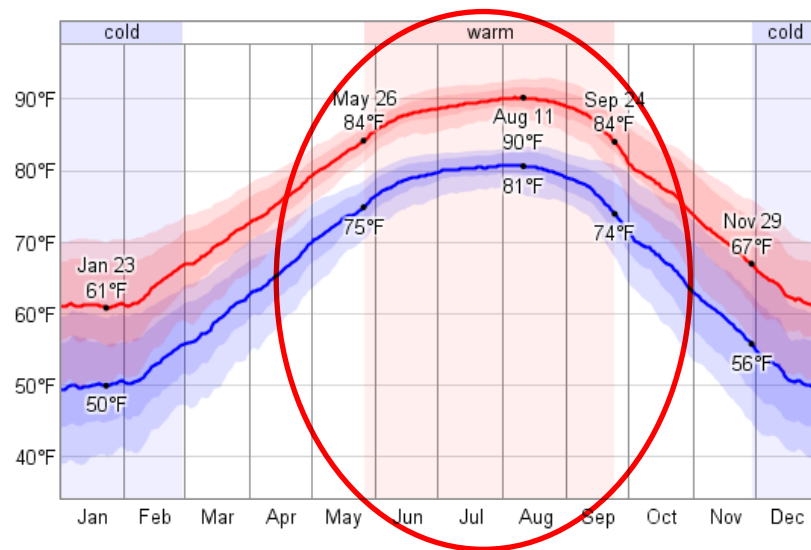
CLIMATE

Galveston, Texas

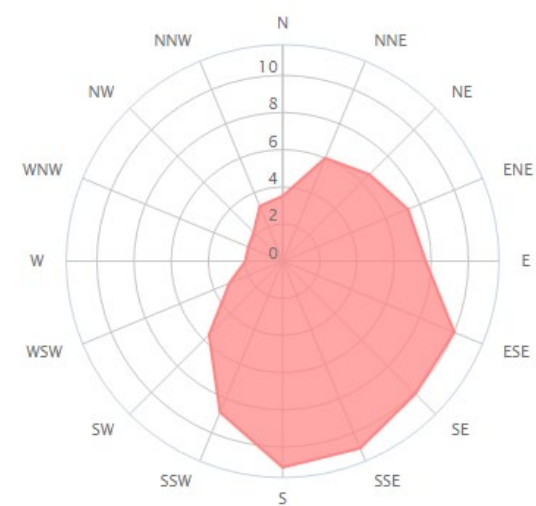




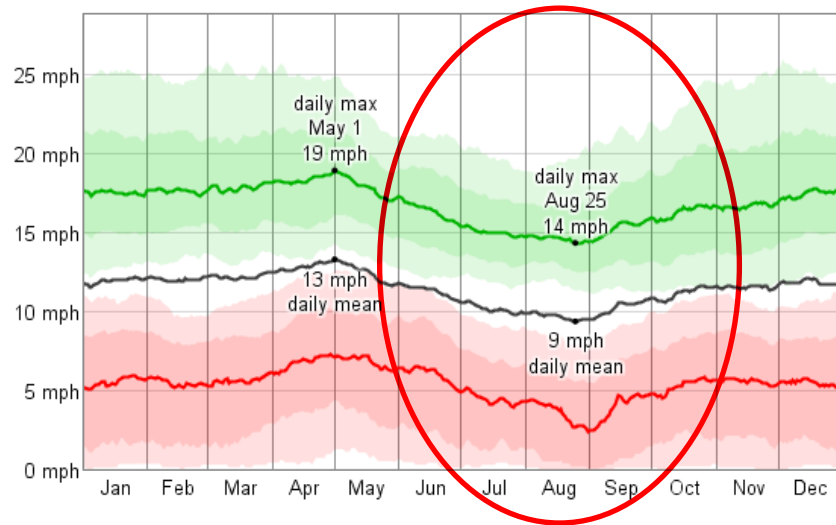
Biking along the seawall



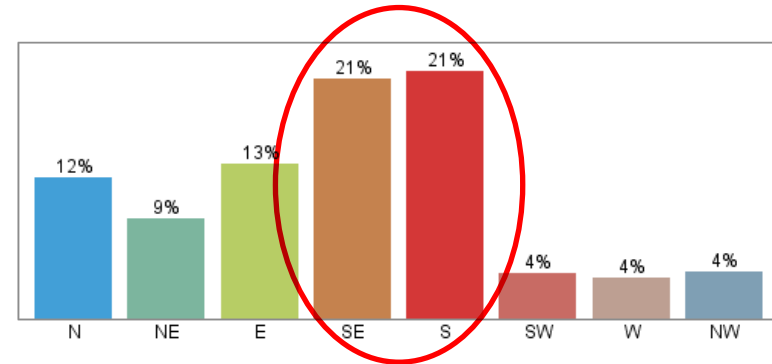
Average High and Low Temperatures



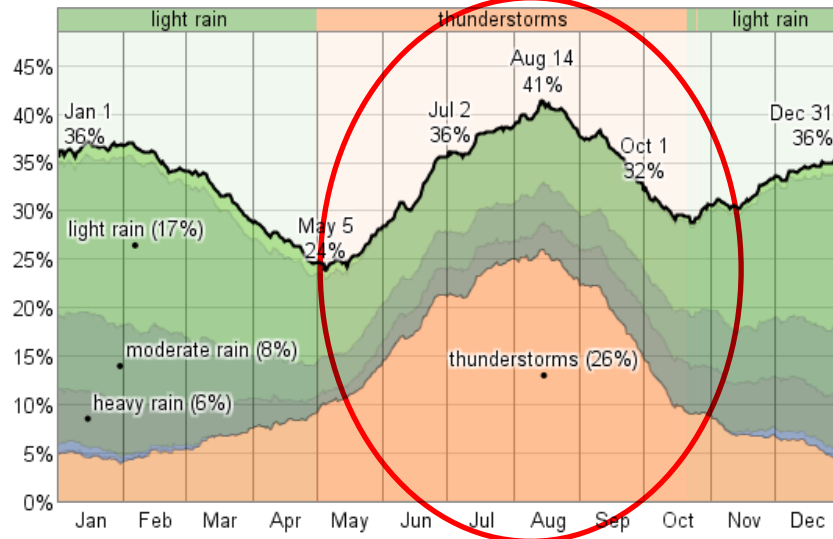
Wind Direction Distribution (one year)



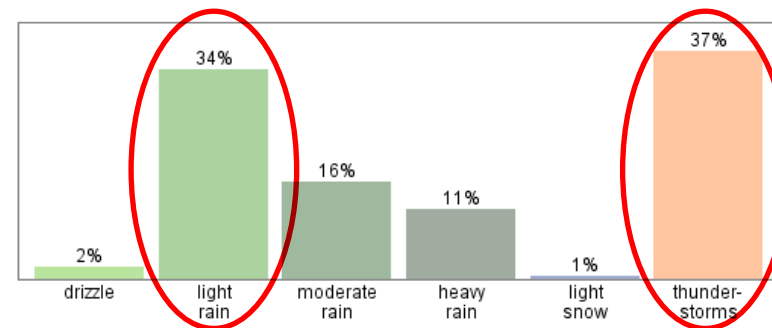
Average Wind Speeds



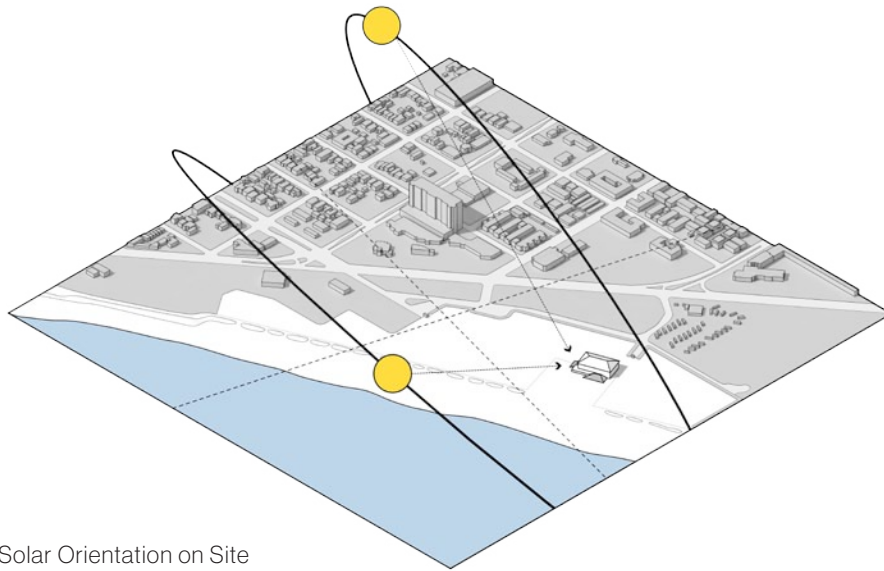
Wind Directions



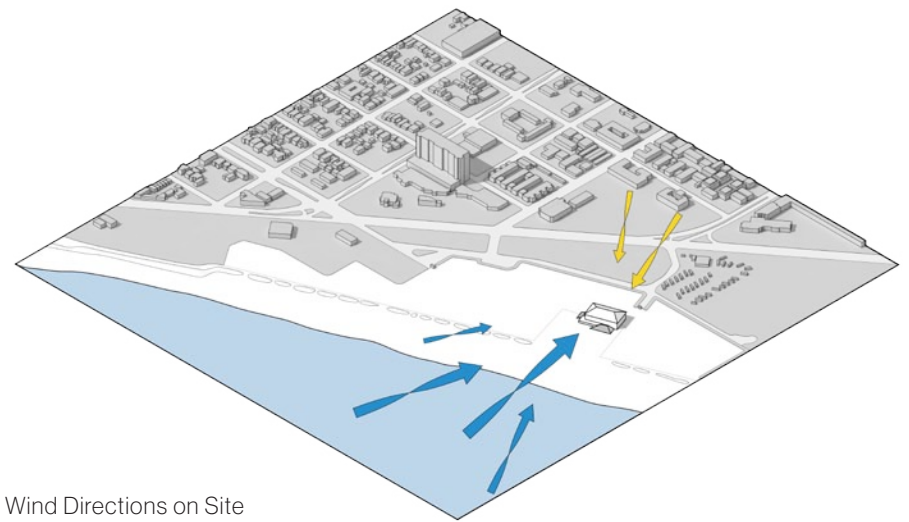
Precipitation Types (one year)



Precipitation Percentages (one year)



Solar Orientation on Site



Wind Directions on Site

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Galveston, Texas

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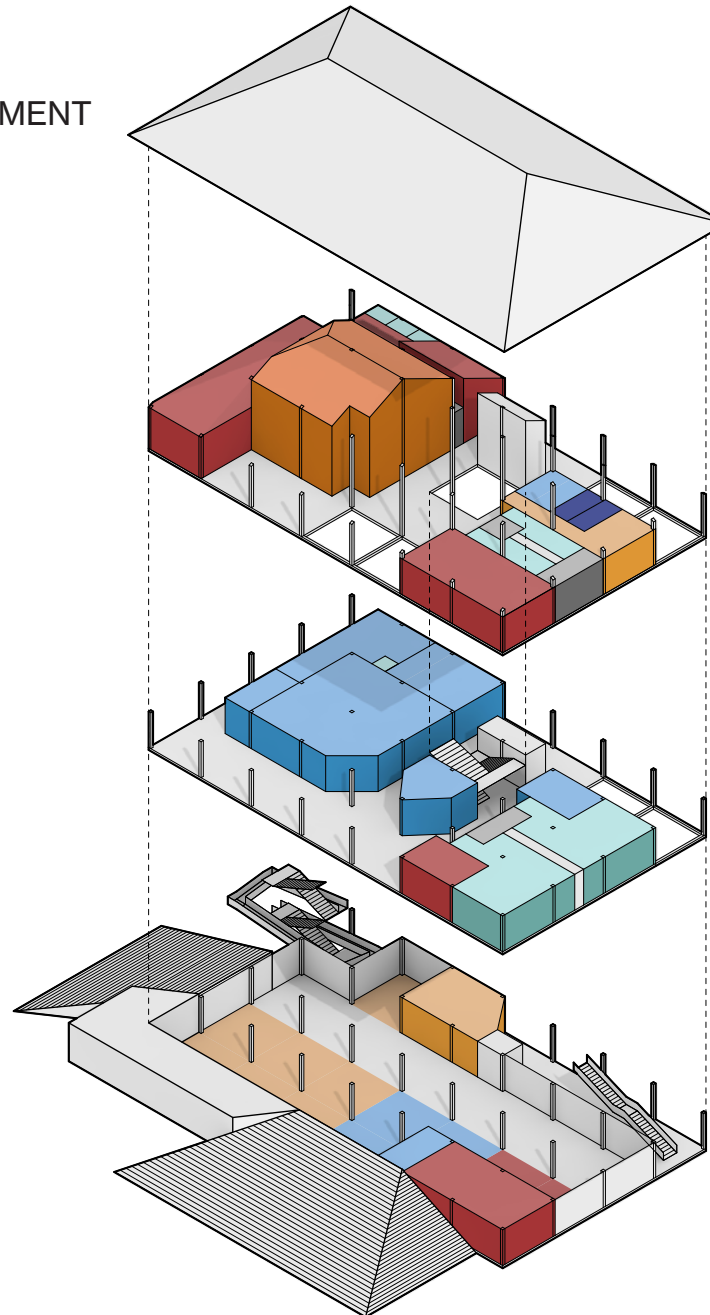
ROGERS PARTNERS ARCHITECTS + URBAN DESIGNERS

ASAKURA ROBINSON BRAX EASTERWOOD DESIGN

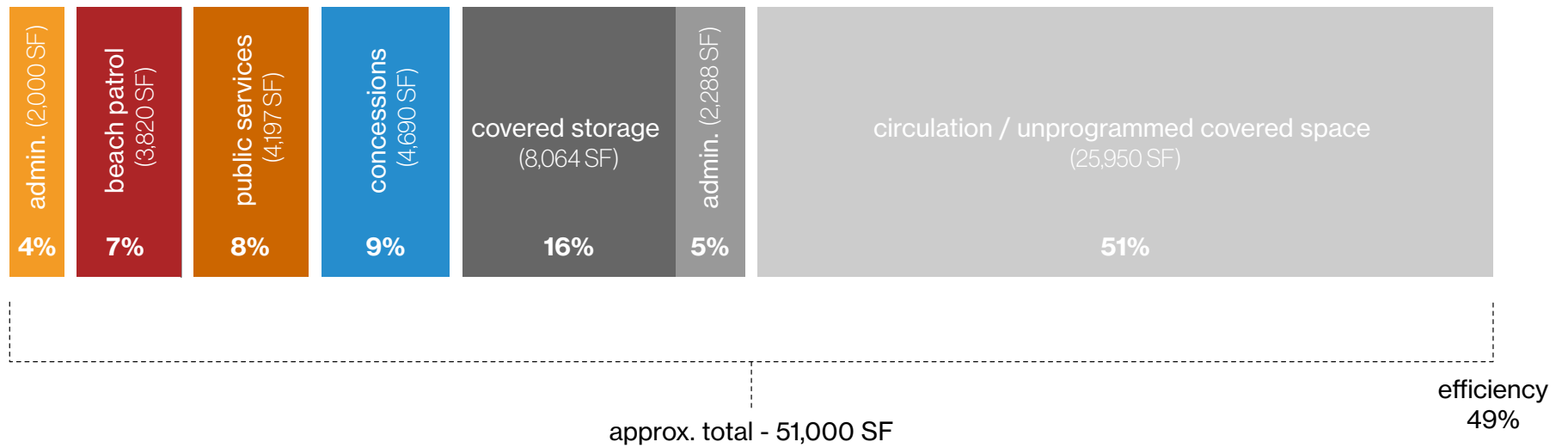
EXISTING PROGRAM ANALYSIS

Existing Conditions

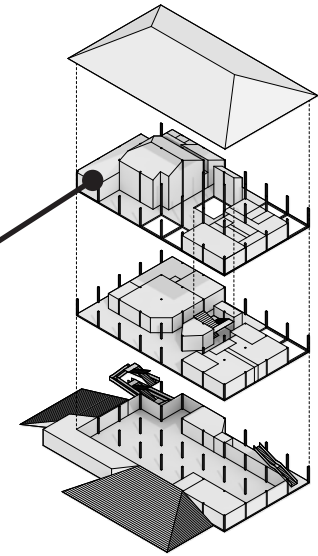
- STEWART BEACH MANAGEMENT
- COMMUNITY ROOM
- BEACH PATROL
- CONCESSIONS
- SEAWALL PARKING
- RESTROOMS
- STORAGE



Existing Building Use

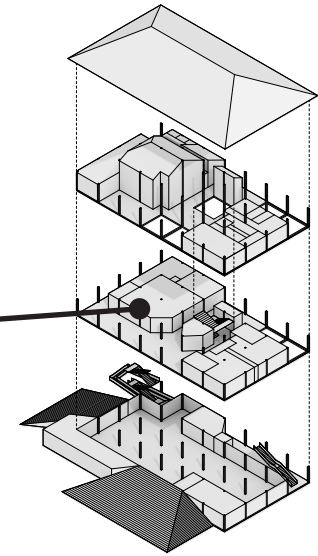


Existing Conditions



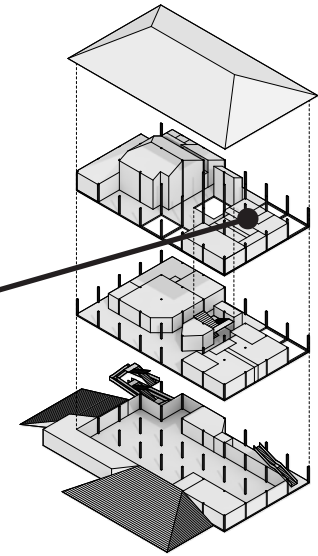
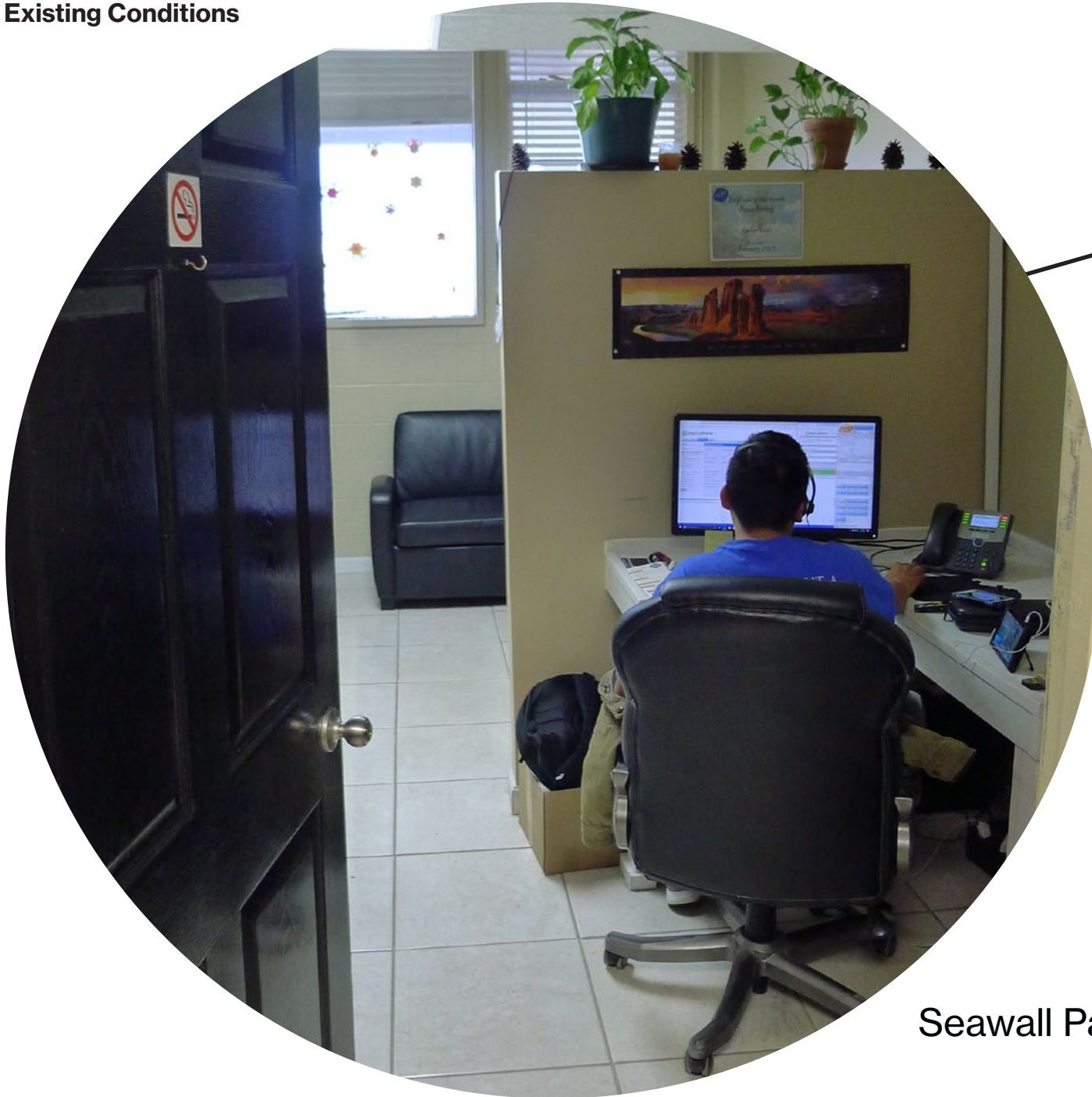
Beach Patrol Timecard Room

Existing Conditions



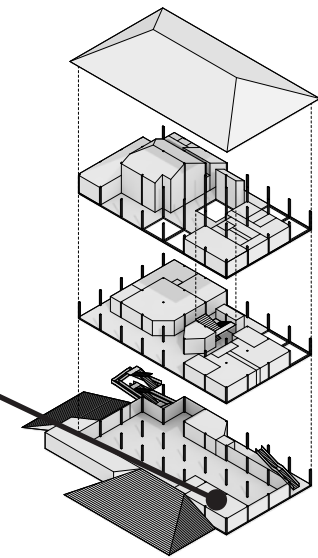
Gift Shop / Snack Stand

Existing Conditions



Seawall Parking Administration

Existing Conditions



Covered Storage

New Pavilion at Stewart Beach Park
Galveston, Texas

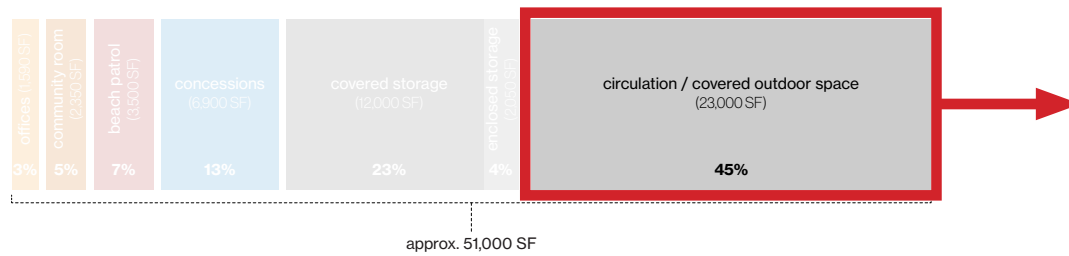
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ASAKURA ROBINSON BRAX EASTERWOOD DESIGN

EXISTING CONDITIONS

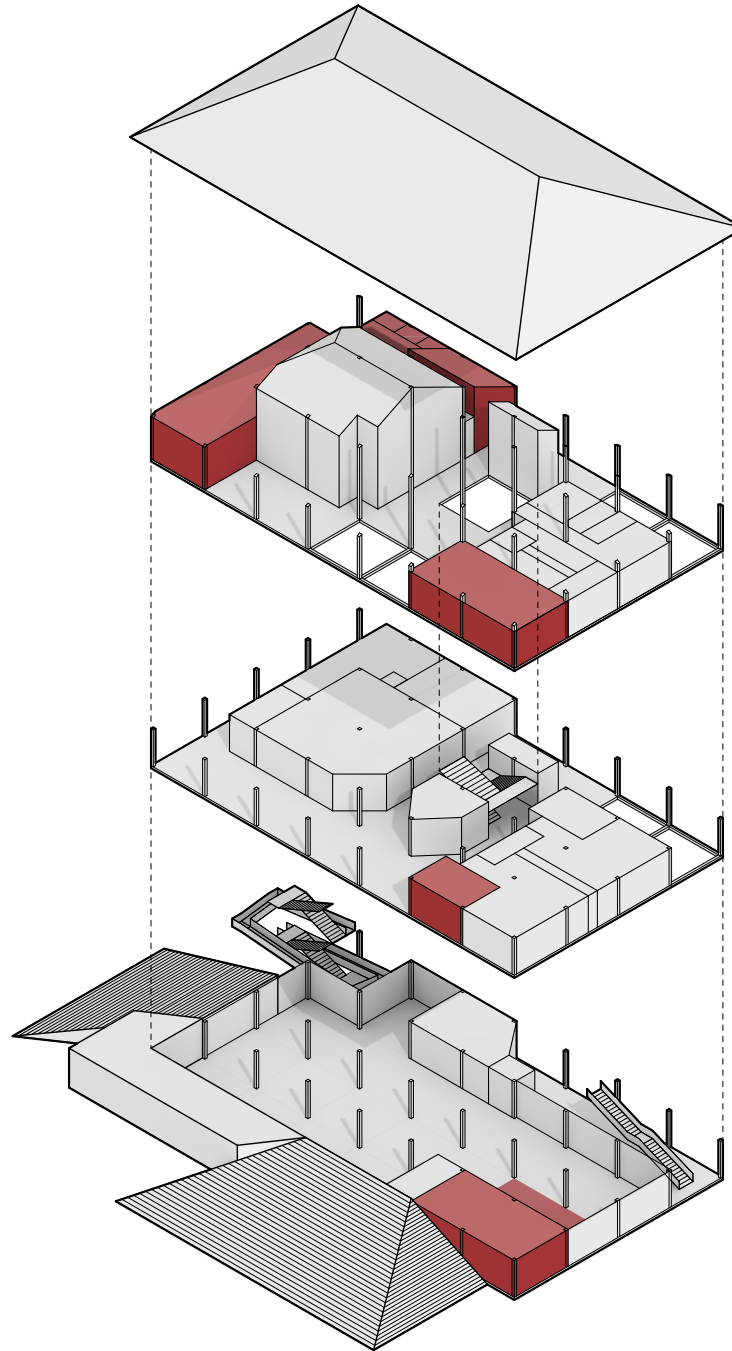
45% Unprogrammed Circulation Space



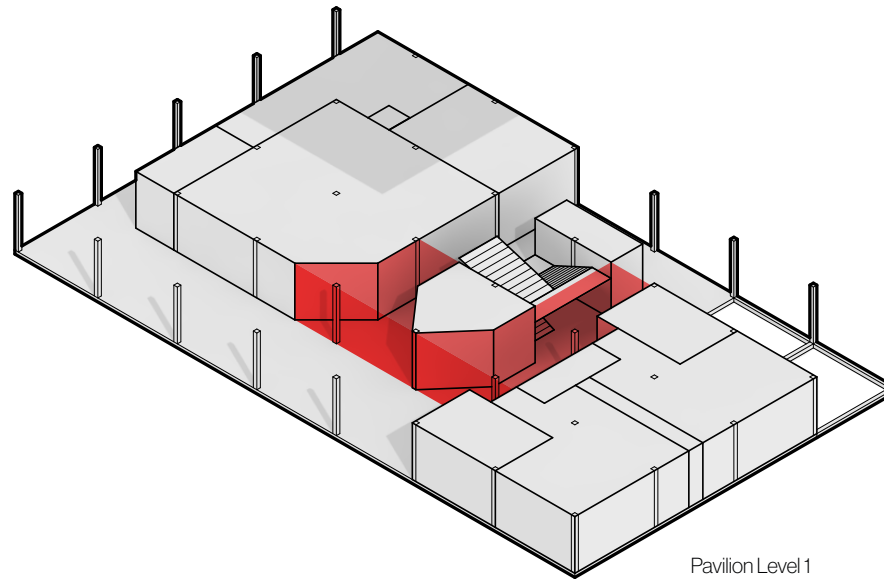
Existing Third Floor Circulation

Inefficient Adjacencies

Example - Beach Patrol



Ad Hoc Security Measures



Corrosion and Structural Deterioration



Structural Compromise Due to Additions



Dangerous Deterioration



Weathering / Corrosion

Parking Lot Impact on Beach Experience



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Galveston, Texas

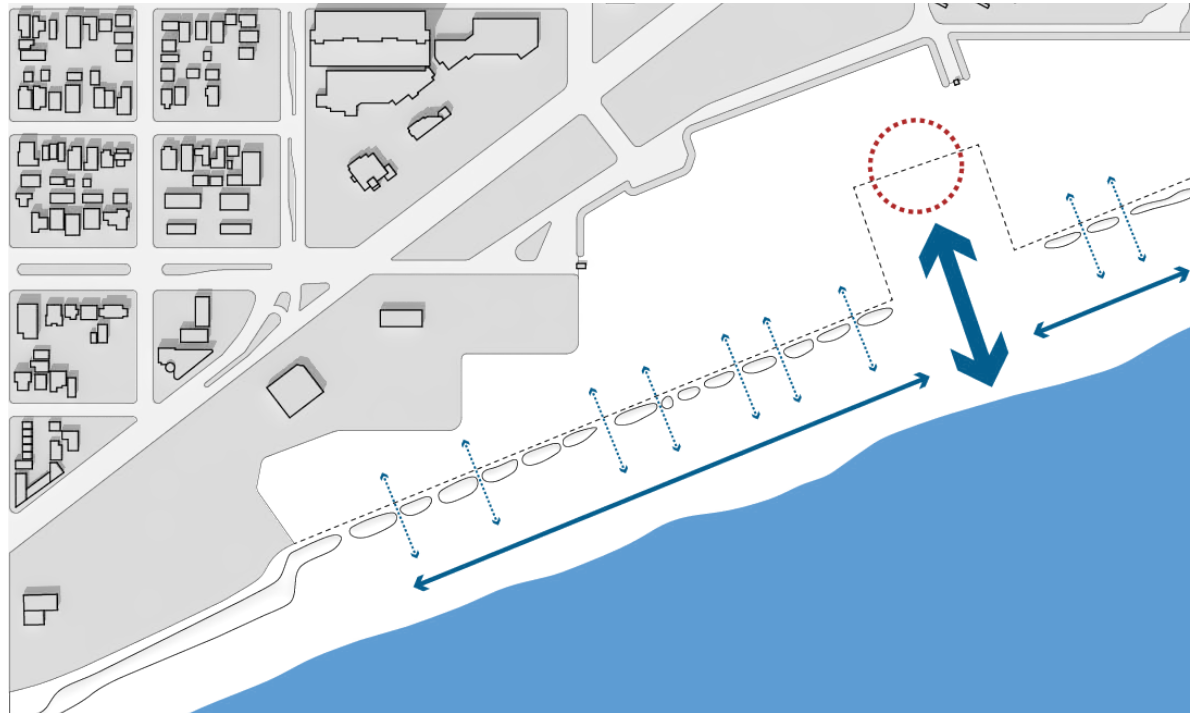
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NEW FACILITY OPPORTUNITIES

Create Better Relationship with the Beach Park



How should the building engage the Beach?

Potential Dune Restoration - Width Comparisons

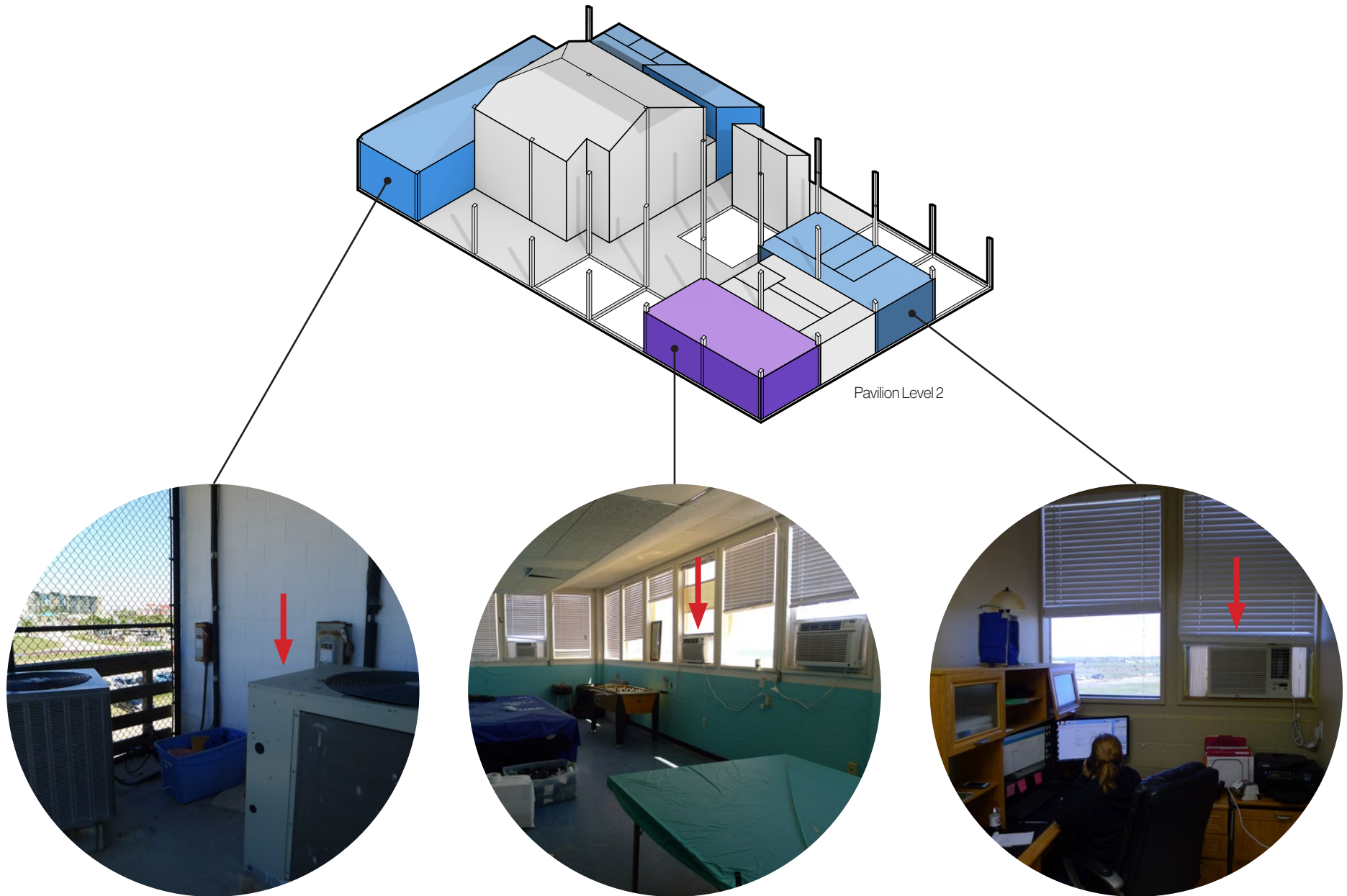
Stewart Beach - Existing Seaweed Berms



East of Stewart Beach - Healthy Dune Ecology

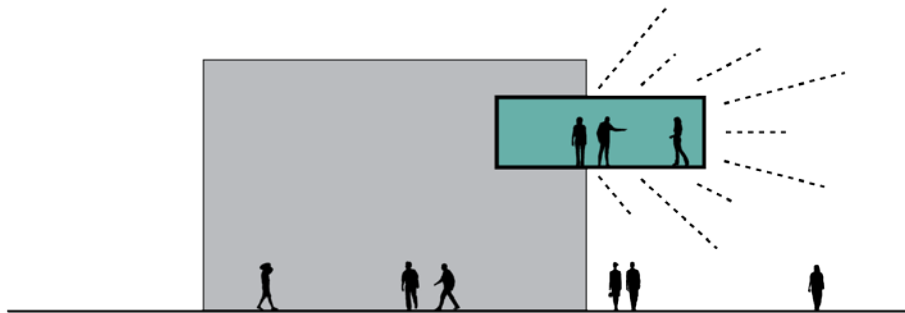


Consolidate Ventilation and Cooling Systems for Increased Efficiency



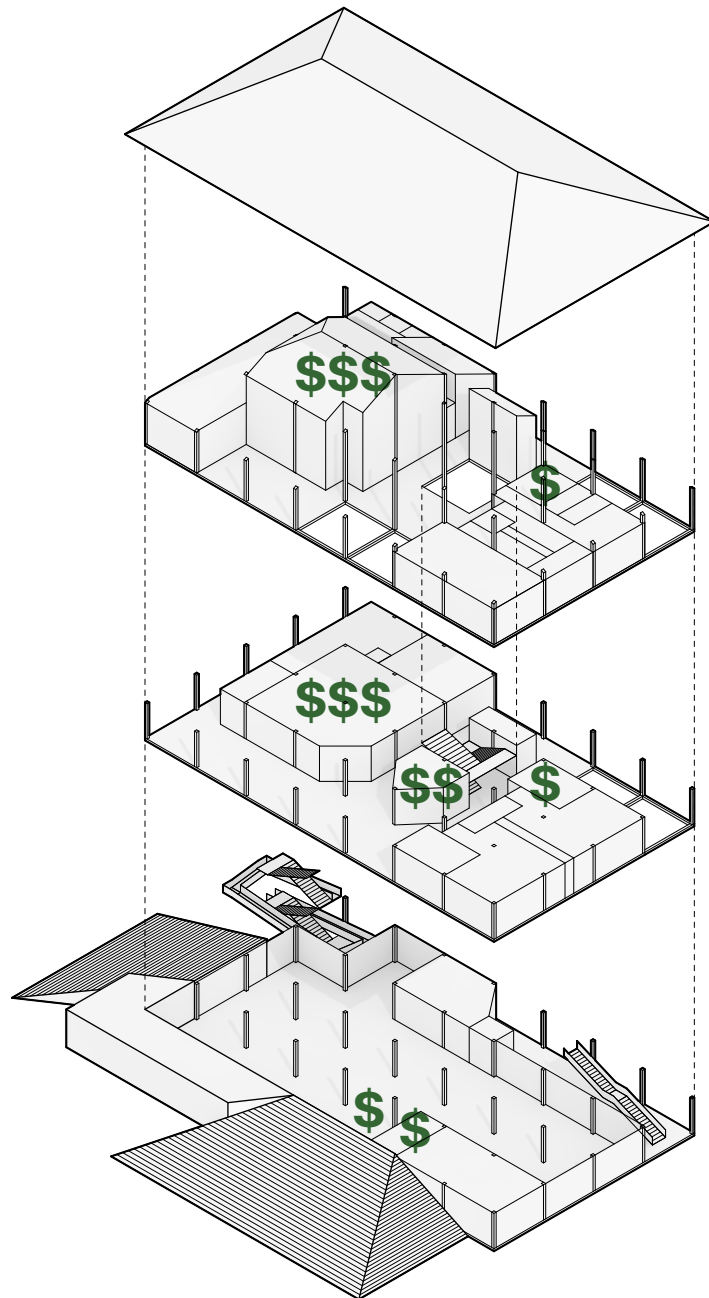
Current spaces and systems are scattered and unconnected

Increase the Value of Concessions Spaces



Keast Park Community Pavilion - Jackson Clements Burrows Architects

Increase the Value of Concessions Spaces



Existing Gift Shop



St. Pete Pier by Rogers Partners

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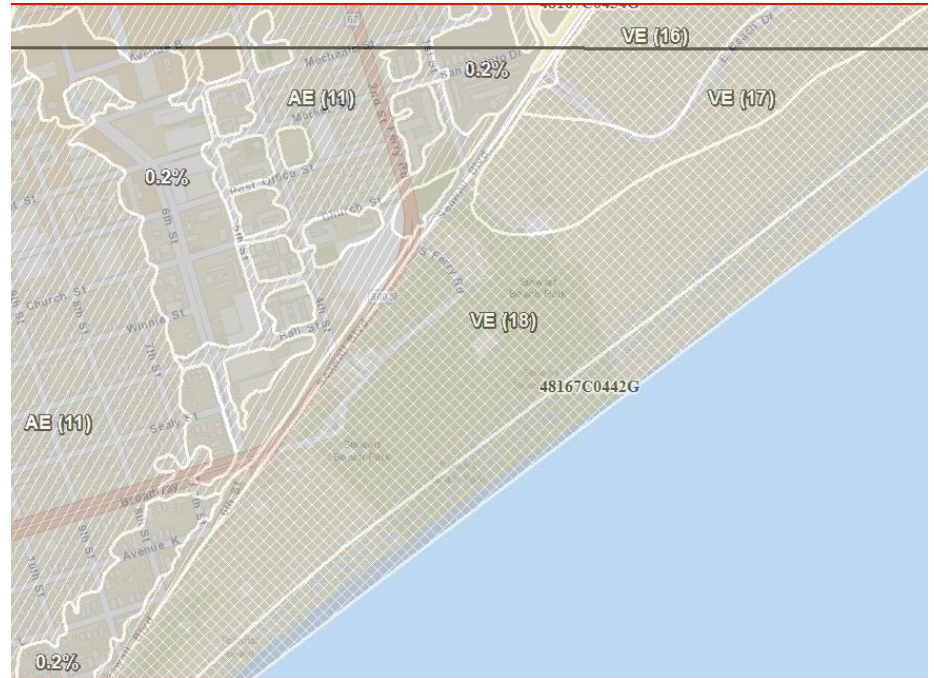
ASAKURA ROBINSON BRAX EASTERWOOD DESIGN

BUILDING AND SITE PARAMETERS

FEMA BASE FLOOD ELEVATION

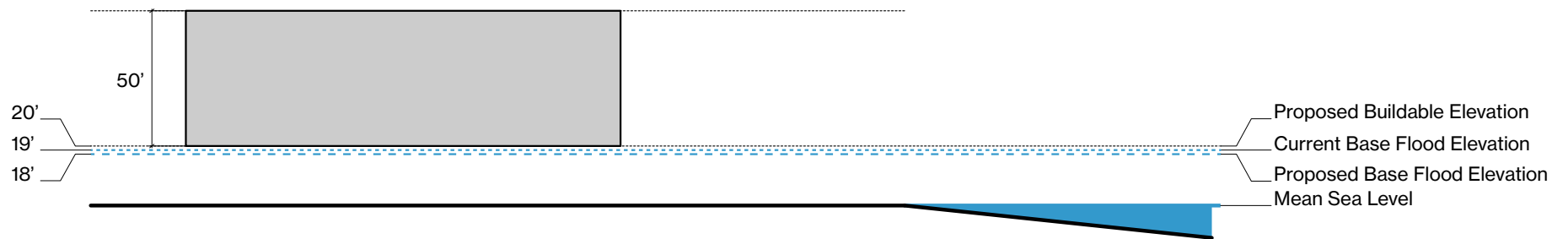


Current FEMA BFE



Proposed FEMA BFE

FEMA BFE AND BUILDING HEIGHT



FEMA BFE range on the site from 16'-19' (16' closer to Seawall) above MSL.

Building Height: 50 feet, measured from base flood elevation

All area is in VE zone.

FEMA MATERIALS ACCEPTABLE BELOW BASE FLOOD ELEVATION

Table 1. Class Descriptions of Materials

NFIP	Class	Class Description
ACCEPTABLE	5	Highly resistant to floodwater ¹ damage, including damage caused by moving water. ² These materials can survive wetting and drying and may be successfully cleaned after a flood to render them free of most harmful pollutants. ³ Materials in this class are permitted for partially enclosed or outside uses with essentially unmitigated flood exposure.
	4	Resistant to floodwater ¹ damage from wetting and drying, but less durable when exposed to moving water. ² These materials can survive wetting and drying and may be successfully cleaned after a flood to render them free of most harmful pollutants. ³ Materials in this class may be exposed to and/or submerged in floodwaters in interior spaces and do not require special waterproofing protection.
UNACCEPTABLE	3	Resistant to clean water ⁴ damage, but not floodwater damage. Materials in this class may be submerged in clean water during periods of flooding. These materials can survive wetting and drying, but may not be able to be successfully cleaned after floods to render them free of most ³ harmful pollutants.
	2	Not resistant to clean water ⁴ damage. Materials in this class are used in predominantly dry spaces that may be subject to occasional water vapor and/or slight seepage. These materials cannot survive the wetting and drying associated with floods.
	1	Not resistant to clean water ⁴ damage or moisture damage. Materials in this class are used in spaces with conditions of complete dryness. These materials cannot survive the wetting and drying associated with floods.

Table 2. Types, Uses, and Classifications of Materials

Types of Building Materials	Uses of Building Materials		Classes of Building Materials				
	Floors	Walls/Ceilings	Acceptable		Unacceptable		
			5	4	3	2	1
Structural Materials (floor slabs, beams, subfloors, framing, and interior/exterior sheathing)							
Asbestos-cement board		■	■				
Brick							
Face or glazed		■	■				
Common (clay)		■		■			
Cast stone (in waterproof mortar)		■	■				
Cement board/fiber-cement board		■	■				
Cement/latex, formed-in-place	■			■			
Clay tile, structural glazed		■	■				
Concrete, precast or cast-in-place	■	■	■				
Concrete block ¹		■	■				
Gypsum products							
Paper-faced gypsum board		■			■		
Non-paper-faced gypsum board		■		■			
Greenboard		■				■	
Keene's cement or plaster		■			■		
Plaster, otherwise, including acoustical		■				■	
Sheathing panels, exterior grade		■			■		
Water-resistant, fiber-reinforced gypsum exterior sheathing		■		■			
Hardboard (high-density fiberboard)							
Tempered, enamel or plastic coated		■				■	
All other types		■					■
Mineral fiberboard		■					■
Oriented-strand board (OSB)							
Exterior grade	■	■				■	
Edge swell-resistant OSB	■	■				■	
All other types	■	■					■
Particle board	■						■
Plywood							
Marine grade	■	■	■				
Preservative-treated, alkaline copper quaternary (ACQ) or copper azole (C-A)	■	■		■			

POTENTIAL MATERIAL PALETTE



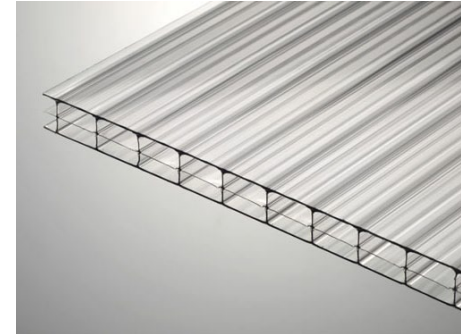
Unfinished Concrete



Wood / Composite Decking



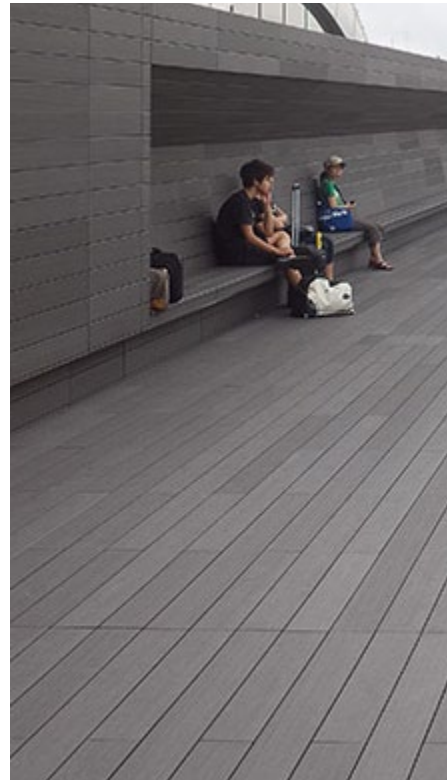
Glass



Ploycarbonate Panels



Parrish Art Museum, New York



Tokyo International Airport



Perez Art Museum, Florida



Henderson Hopkins School, Maryland

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NEW FACILITY PROGRAM

Program Comparison

ORGANIZATION Space	Existing Program (2017)			New Program (2017)			Notes
	# spaces	SF/space	TOTAL SF	# spaces	SF/space	TOTAL SF	
Administration							
Manager's Office	1	120	120	1	120	120	Desk, Bookshelf, Fridge
Manager's Assistant	1	77	77	1	80	80	Desk, storage
Assistant Manager's Office	1	120	120	1	120	120	Desk, Requires Safe, space for 1 Guest
Growth Office	-	-	-	3	80	240	Desk, Storage
Break Room	1	28	28	1	240	240	
Conference Room	-	-	-	1	240	240	
Seawall Parking Administration Office	1	136	136	1	130	130	2 Desks with temporary partition wall, Safe, White Boards
Seawall Parking Call Center	1	136	136	1	130	130	2 Desks with temporary partition wall
Hallway / Break Room	1	192	192	-	-	-	Replaced by dedicated break room
Storage	1	234	234	1	230	230	Dedicated Closet
Storage	1	192	192	-	-	-	Eliminated - previously used wet wall space btw bathrooms
Janitorial Closet	1	384	384	-	-	-	Moved into public services
Private Staff Restrooms	2	189	378	-	-	-	Moved to Training Room Shared Space
Administration Total Assignable SF			1,997	1		1,530	Some program moved to Shared Space
Administration / Beach Patrol Shared							
Training Room	-	-	-	1	2,210	2,210	With capacity to be partitioned off into smaller training spaces
Training Room Storage	-	-	-	1	120	120	Beach Patrol Training Equipment
Supplies / Cust. Closet	-	-	-	1	50	50	For Restroom and Training Room Maintenance
Workout Room	-	-	-	1	1,150	1,150	Lockers, Equipment, Mirrors, etc.
Private Staff Restrooms	-	-	-	2	400	800	Dedicated to Training Facility, 4 toilets, 2 sinks each, 3 showers each, 3 water fountains outside
Shared Admin+BP Total Assignable SF			-			4,330	New shared area
Beach Patrol							
Command Center	1	360	360	1	360	360	2 Desks, View of Beach, Printer, Radio Charge, White Boards, Water Cooler
Time Card Room	1	416	416	1	410	410	Storage, Boards, Time Card wall, Trophies, like a common space / hallway
Supervisor's Office	1	130	130	1	130	130	2 Desks, Storage
Office Manager	-	-	-	1	130	130	
Chief's Office	1	80	80	1	100	100	1 Desk
Captain's Office	1	90	90	1	100	100	1 Desk
Lieutenant's Office	1	120	120	1	100	100	1 Desk
Conference Room	1	240	240	1	240	240	
Break Room	-	-	-	1	240	240	
Workout Room	1	522	522	-	-	-	Lockers, Equipment, Mirrors, etc.
Storage	-	-	-	1	800	800	General Beach Patrol Storage
Junior Guard Storage	1	384	384	1	400	400	Adjacent to Training Room and BP General Storage
Closet / Storage	1	40	40	1	50	50	Medical Supplies
Lounge	1	1,150	1,150	1	1,150	1,150	Various Games
BP Restrooms	3	96	288	1	100	100	1 Shower, 1 Toilet, 1 Sink : 1 ADA
Beach Patrol Total Assignable SF	1		3,820	1		4,310	Storage Closet and Break Room added, 1st floor storage moved to Under Bldg

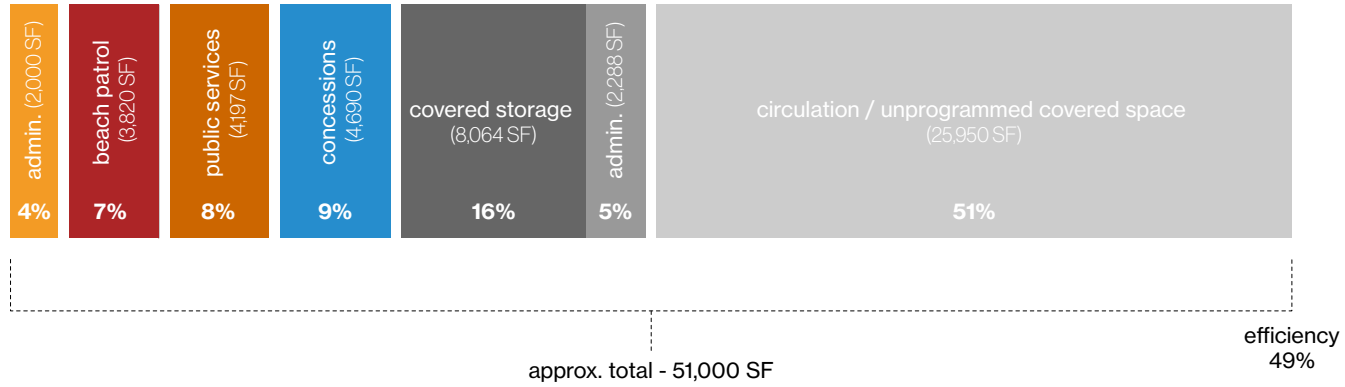
- ADDED AREA (INCREASE FROM COLUMN TO LEFT)
- REDUCED AREA (DECREASE FROM COLUMN TO LEFT)
- NO CHANGE FROM COLUMN TO LEFT

ORGANIZATION Space	Existing Program (2017)			New Program (2017)			Notes
	# spaces	SF/space	TOTAL SF	# spaces	SF/space	TOTAL SF	
Public Services							
Community Room	1	2,209	2,209	-	-	-	Shared with Concessions
Storage	1	40	40	-	-	-	Shared with Concessions
Prep Kitchen	1	50	50	-	-	-	Shared with Concessions
Public Restrooms	2	949	1,898	-	-	-	
Toilets (men)	-	-	-	1	500	500	15 toilets
Toilets (women)	-	-	-	1	700	700	15 toilets
Showers	-	-	-	2	430	860	10 showers
Changing Rooms	-	-	-	2	740	1,480	15 changing rooms
Supplies / Cust. Closet	-	-	-	1	400	400	For Restroom, Changing Room, and Shower Maintenance
Public Services Total Assignable SF			4,197			3,940	Restrooms grown and expanded, community room moves to Shared Space
Public Services / Concessions Shared							
Community Room	-	-	-	1	2,210	2,210	Shared with Concessions
Comm. Room Restrooms	-	-	-	2	200	400	Dedicated to Rest/Comm Rm, 4 toilets, 2 sinks each, 2 water fountains outside
Supplies / Cust. Closet	-	-	-	1	50	50	For Restroom and Community Room Maintenance
Prep Kitchen	-	-	-	1	90	90	For Catering
Storage Closet	-	-	-	1	800	800	Furniture Storage
Public / Concessions Shared Total Assignable SF						3,550	New shared area
Concessions							
Concession Office	1	255	255	1	130	130	Shouldn't be mixed with Park / Beach staff
Sno Cone	1	400	400	-	1	400	
Gift Shop	1	2,209	2,209	1	1,500	1,500	Various Beach Items, Snacks, Drinks, Beach food
Gift Shop Kitchen	1	1,020	1,020	-	-	-	Café separated from gift shop program
Gift Shop Office	1	253	253	1	80	80	Managers Office, 1 Desk
Gift Shop Staff Restroom	1	24	24	-	24	-	
Gift Shop Storage	1	529	529	1	500	500	Stock Storage
Formal Dining Restaurant	-	-	-	1	2,210	2,210	
Formal Dining Kitchen	-	-	-	1	1,020	1,020	
Restaurant Storage	-	-	-	1	230	230	
Restaurant Office	-	-	-	1	80	80	
Café	-	-	-	1	600	600	
Café Kitchen	-	-	-	1	200	200	
Café Office	-	-	-	1	80	80	
Café Storage	-	-	-	1	200	200	
Kiosk	-	-	-	4	200	800	
Concessions Total Assignable SF	1		4,690	1		8,030	Added concessions
Under Building Storage							
Parks (indoor)	1	744	744	1	770	770	
Parks (outdoor)	7	576	4,032	1	3,960	3,960	
Beach Patrol (indoor)	1	1,368	1,368	1	1,500	1,500	
Beach Patrol (outdoor)	2	576	1,152	1	1,100	1,100	
Concessions (indoor)	1	176	176	1	290	290	
Concessions (outdoor)	5	576	2,880	1	2,830	2,830	
Storage Total Assignable SF	1		10,352	1		10,450	1st Floor BP Storage moved to Under Building
Total Assignable SF			25,056			36,140	

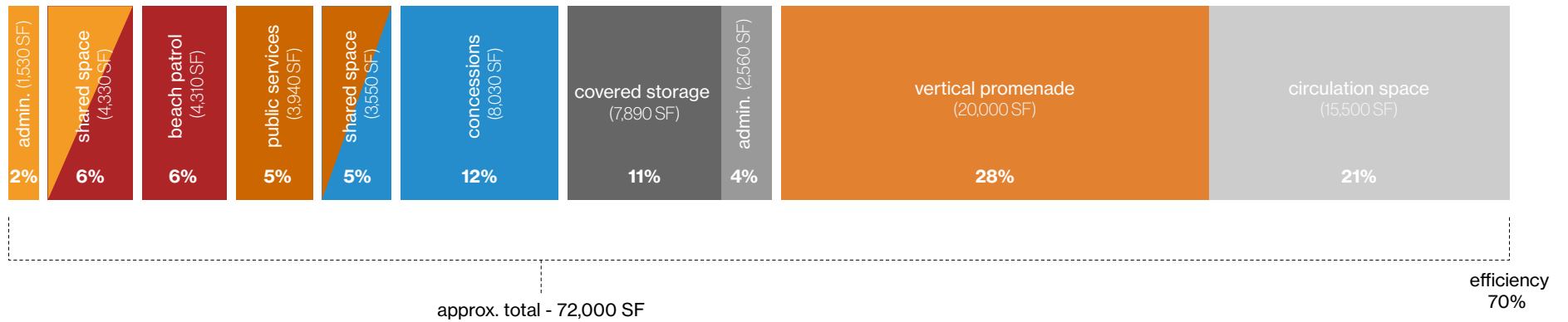
-  ADDED AREA (INCREASE FROM COLUMN TO LEFT)
 REDUCED AREA (DECREASE FROM COLUMN TO LEFT)
 NO CHANGE FROM COLUMN TO LEFT

Building Use Comparison

Current



Proposed



Space Chart Comparison

Current

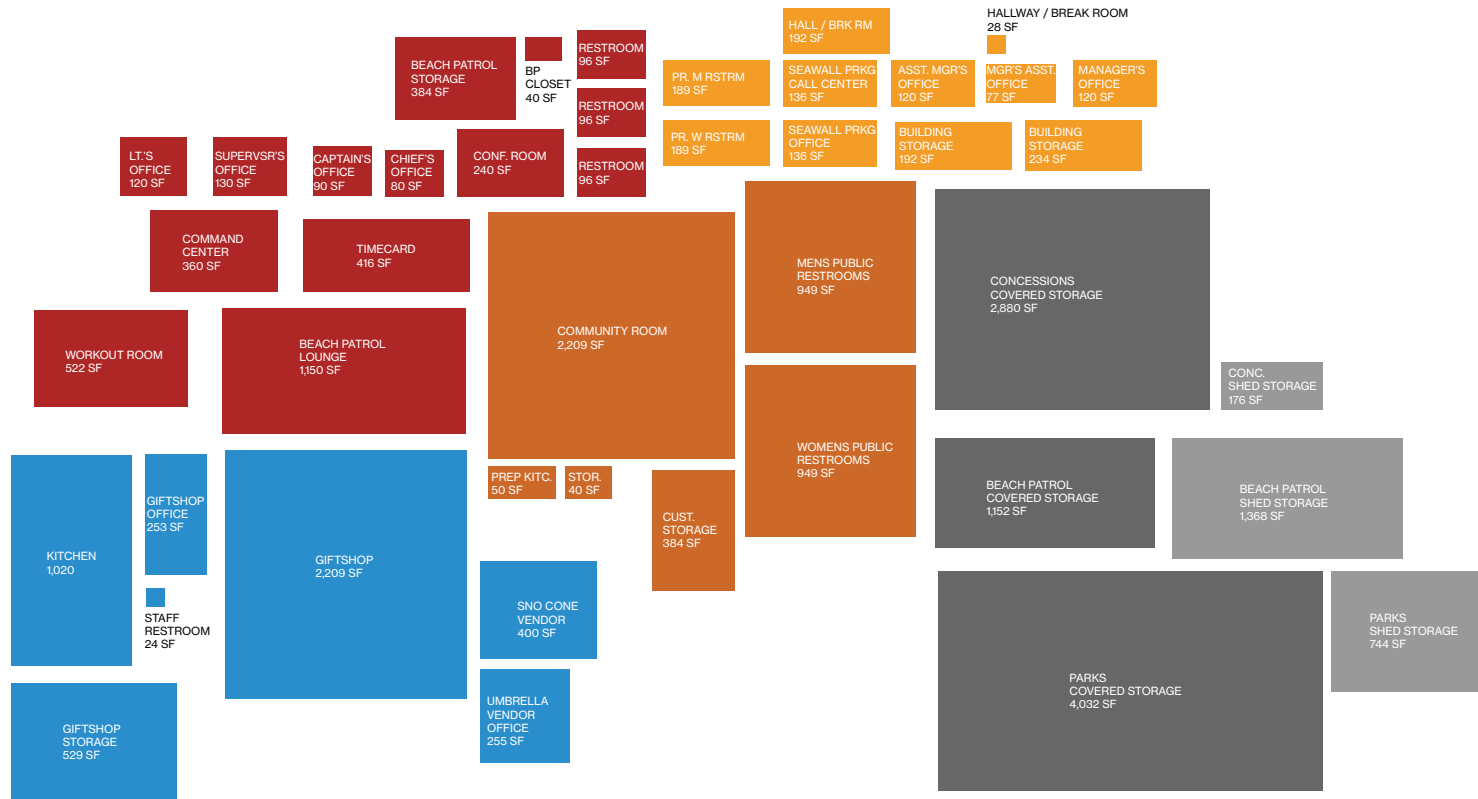
	Offices	Restrooms	Storage	Beach Patrol Lounge	Community Room	Timecard Room	Conf. Room	Workout Room	Gift Shop	Kitchen	Sno Cone	Shed Storage	Covered Storage	Total SF	%
St. Beach Mgmt. Seawall Parking														6,390	26%
Beach Patrol														6,340	25%
Concessions														8,130	32%
Public Services														4,196	17%
Total SF	2,481	2,604	1,429	1,150	2,209	416	240	522	2,209	1,020	400	2,314	8,062	25,056	100%
Total Quantity	13	8	9	1	1	1	1	1	1	1	1	3	14		

Proposed

	Offices	Restrooms	Storage	Beach Patrol Lounge	Community Room	Training Room	Timecard Room	Conf. Room	Break Room	Workout Room	Formal Dining	Kitchen	Cafe / Sno Cone	Gift Shop	Kiosks	Shed Storage	Covered Storage	Total SF	%
St. Beach Mgmt. Seawall Parking																		6,260	17%
Shared																		4,330	12%
Beach Patrol																		6,910	19%
Concessions																		11,150	31%
Shared																		3,550	10%
Public Services																		3,940	11%
Total SF	2,110	4,840	3,830	1,150	2,210	2,210	410	480	480	1,150	2,210	1,310	1,000	1,500	800	2,560	7,890	36,140	100%
Total Quantity	18	7	12	1	1	1	1	2	2	1	1	3	2	1	4	3	14		

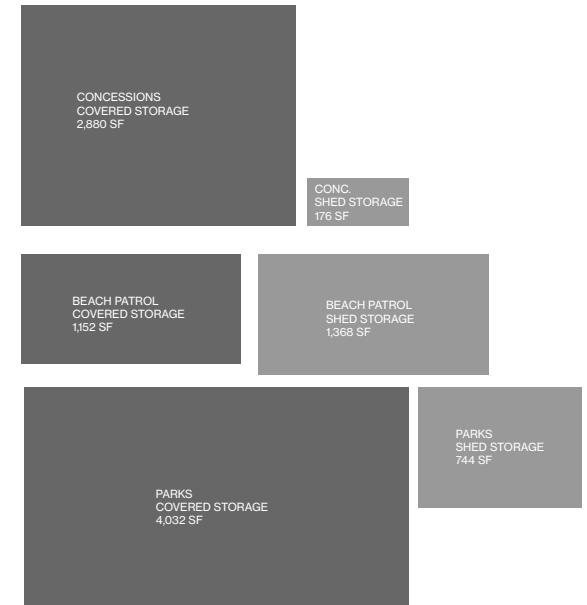
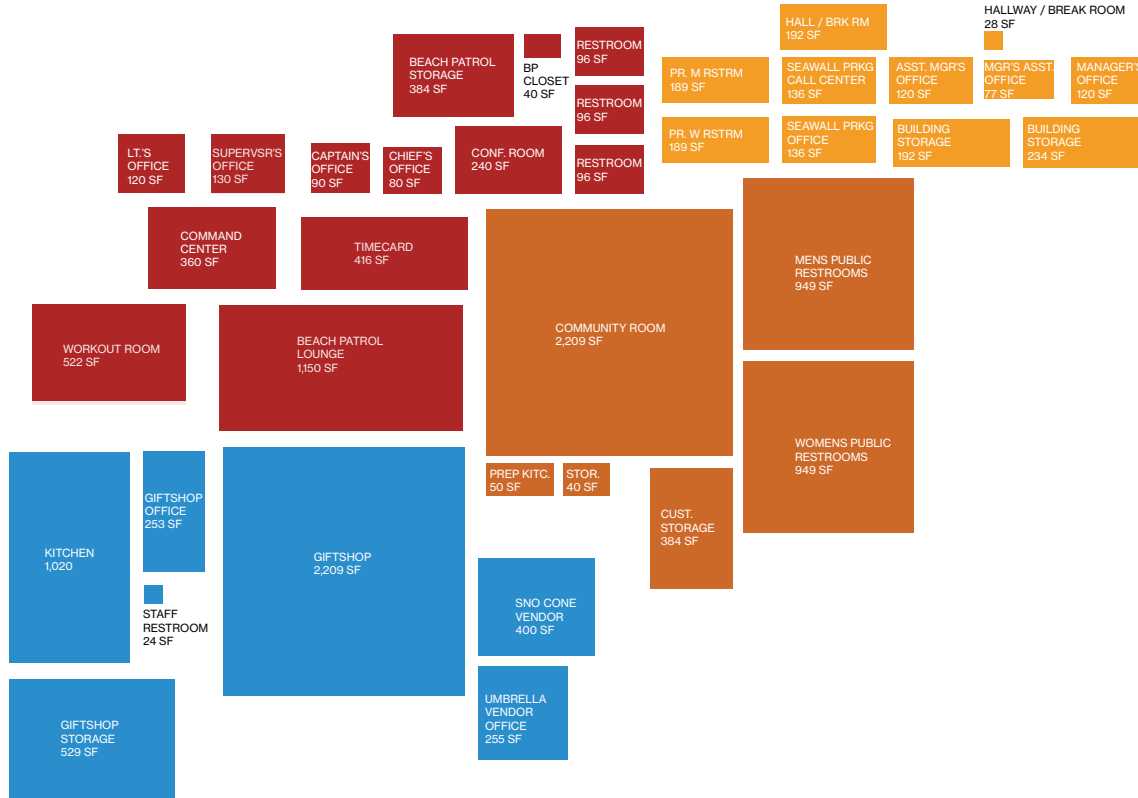
Existing Program

TOTAL ASSIGNABLE SF = 25,056



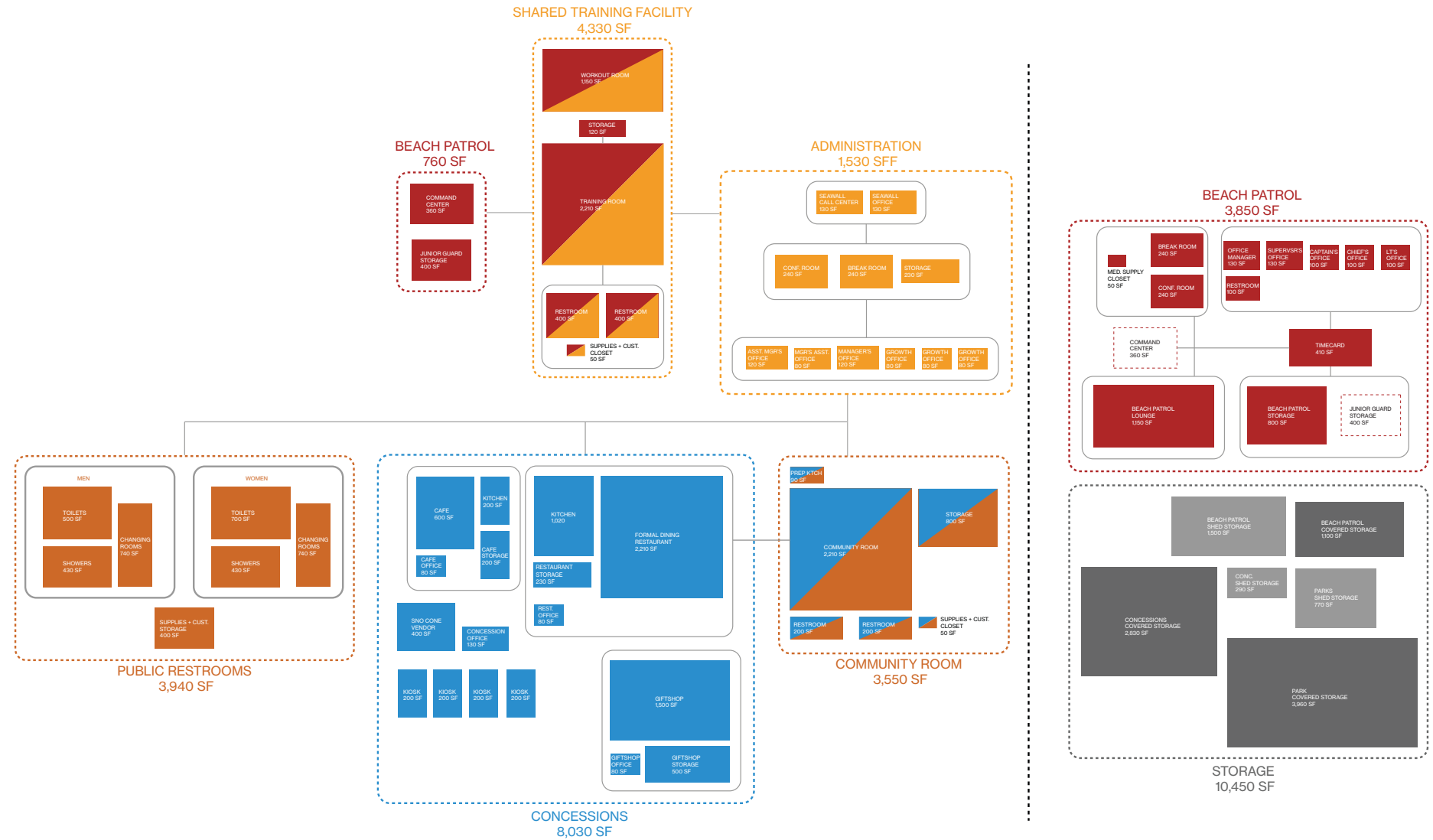
Existing Program - Split

TOTAL ASSIGNABLE SF = 25,056



New Program - Option 1 - Split with Beach Patrol

TOTAL ASSIGNABLE SF = 36,140



PRIMARY

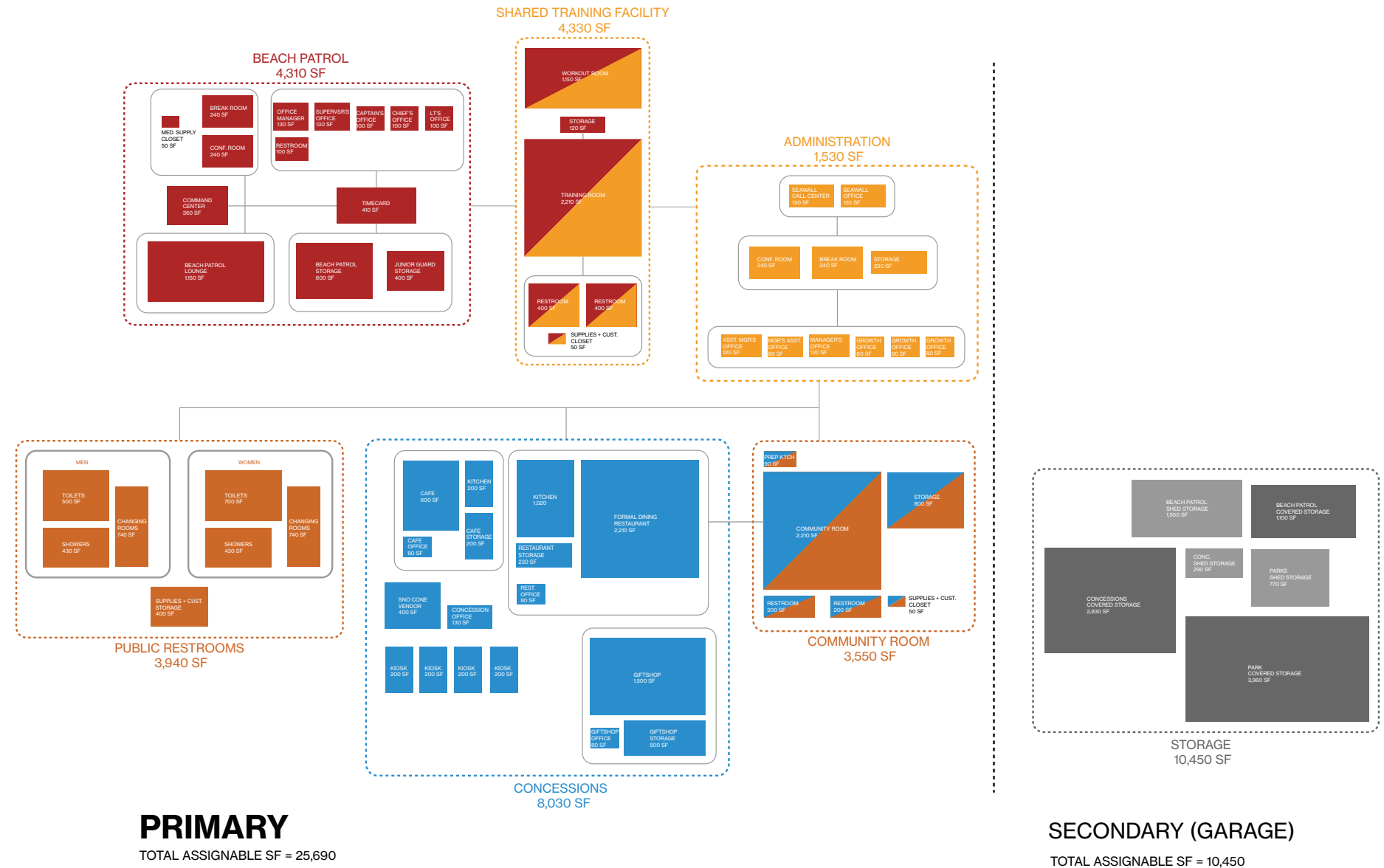
TOTAL ASSIGNABLE SF = 21,840

SECONDARY (GARAGE)

TOTAL ASSIGNABLE SF = 14,300

New Program - Option 2 - Split

TOTAL ASSIGNABLE SF = 36,140



New Pavilion at Stewart Beach Park
Galveston, Texas

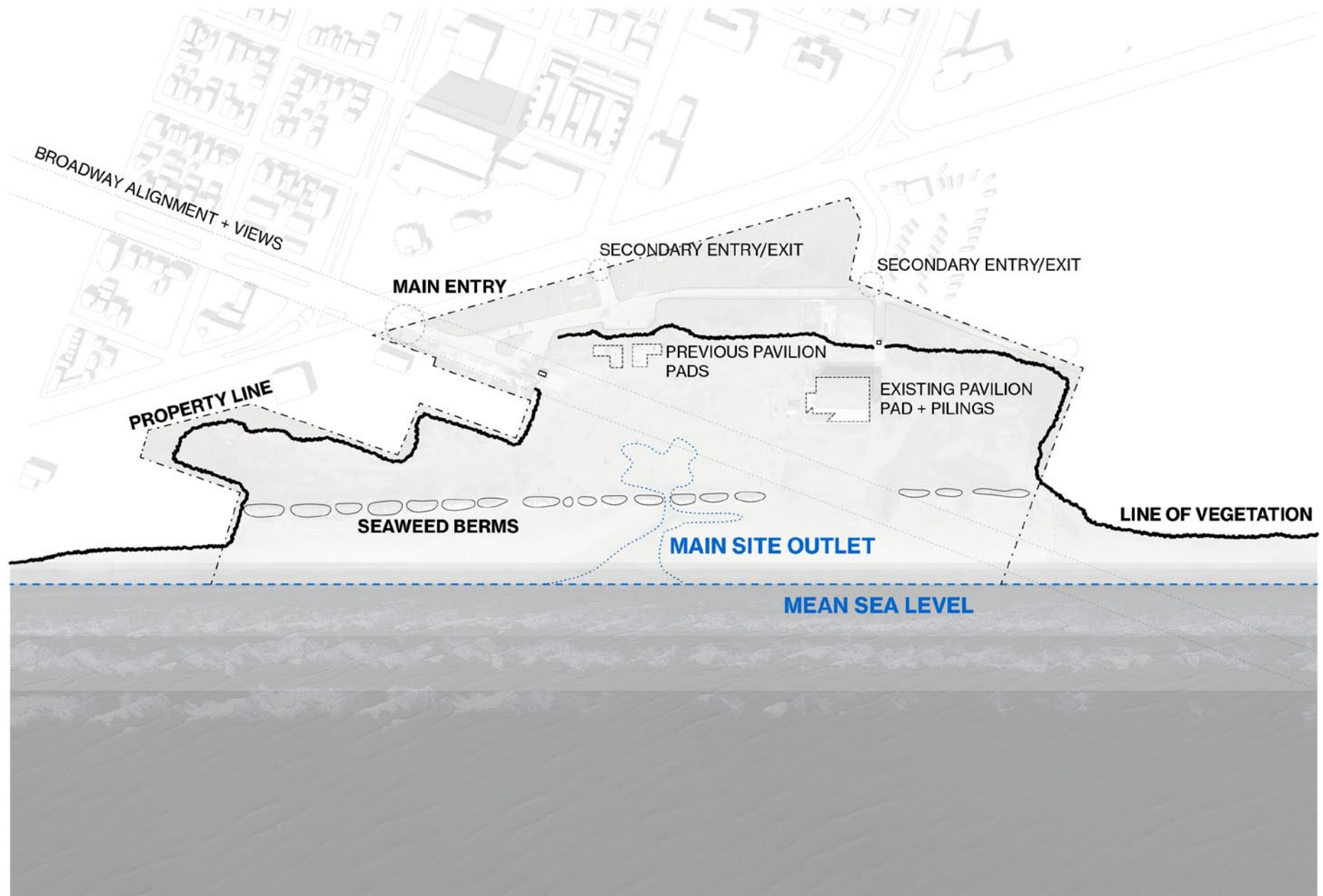
Galveston Island Park Board of Trustees

ROGERS PARTNERS ARCHITECTS + URBAN DESIGNERS

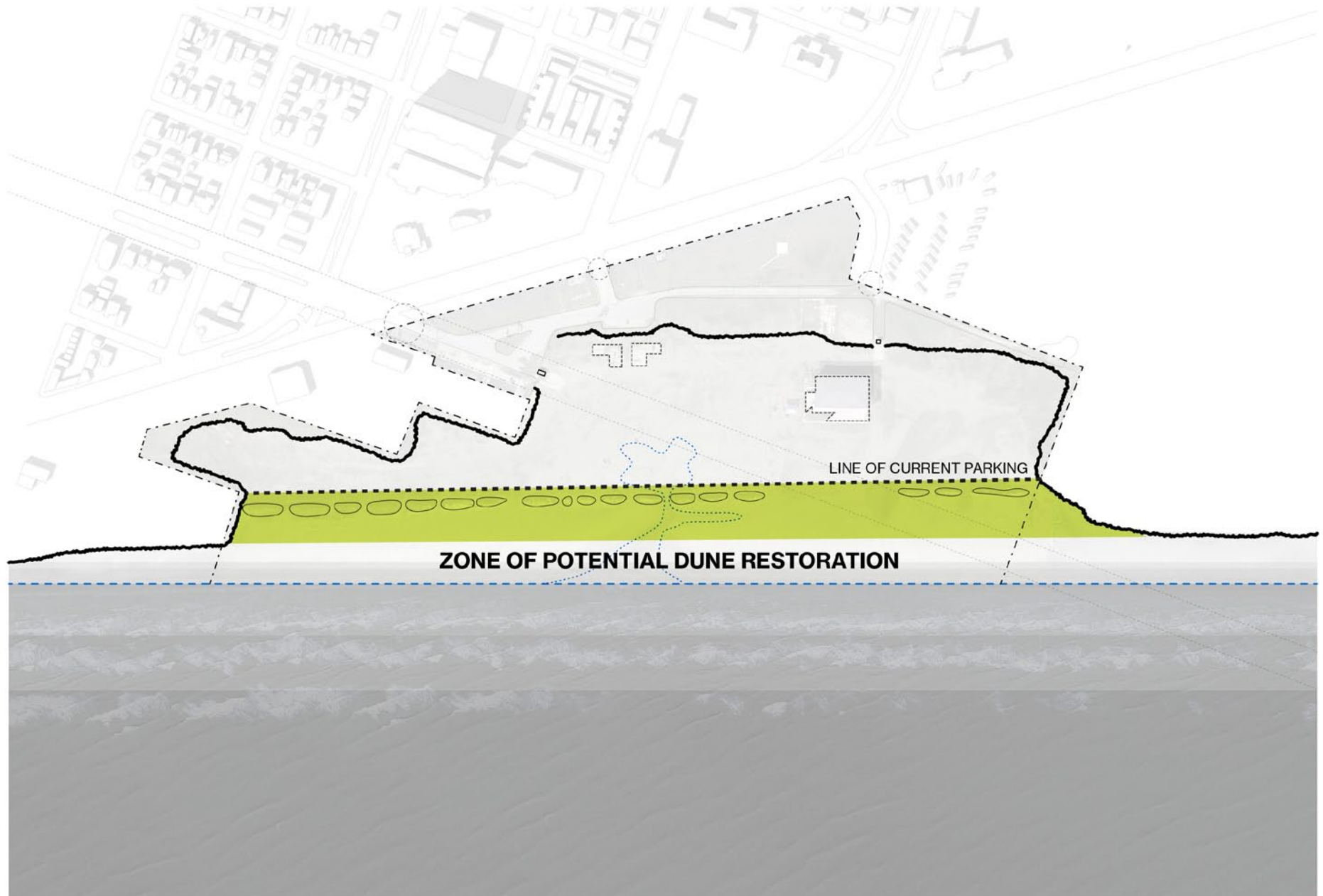
ASAKURA ROBINSON BRAX EASTERWOOD DESIGN

SITE

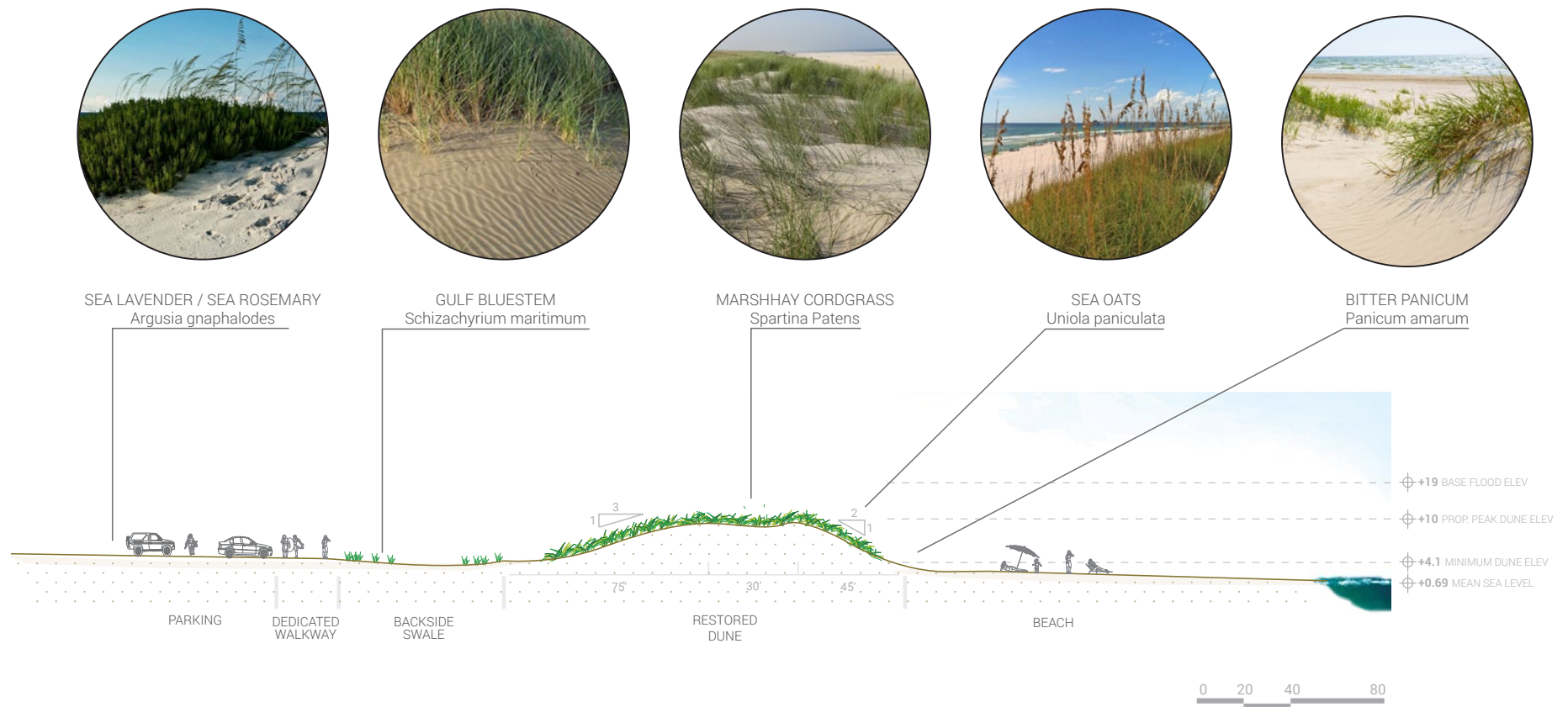
SITE CONDITIONS



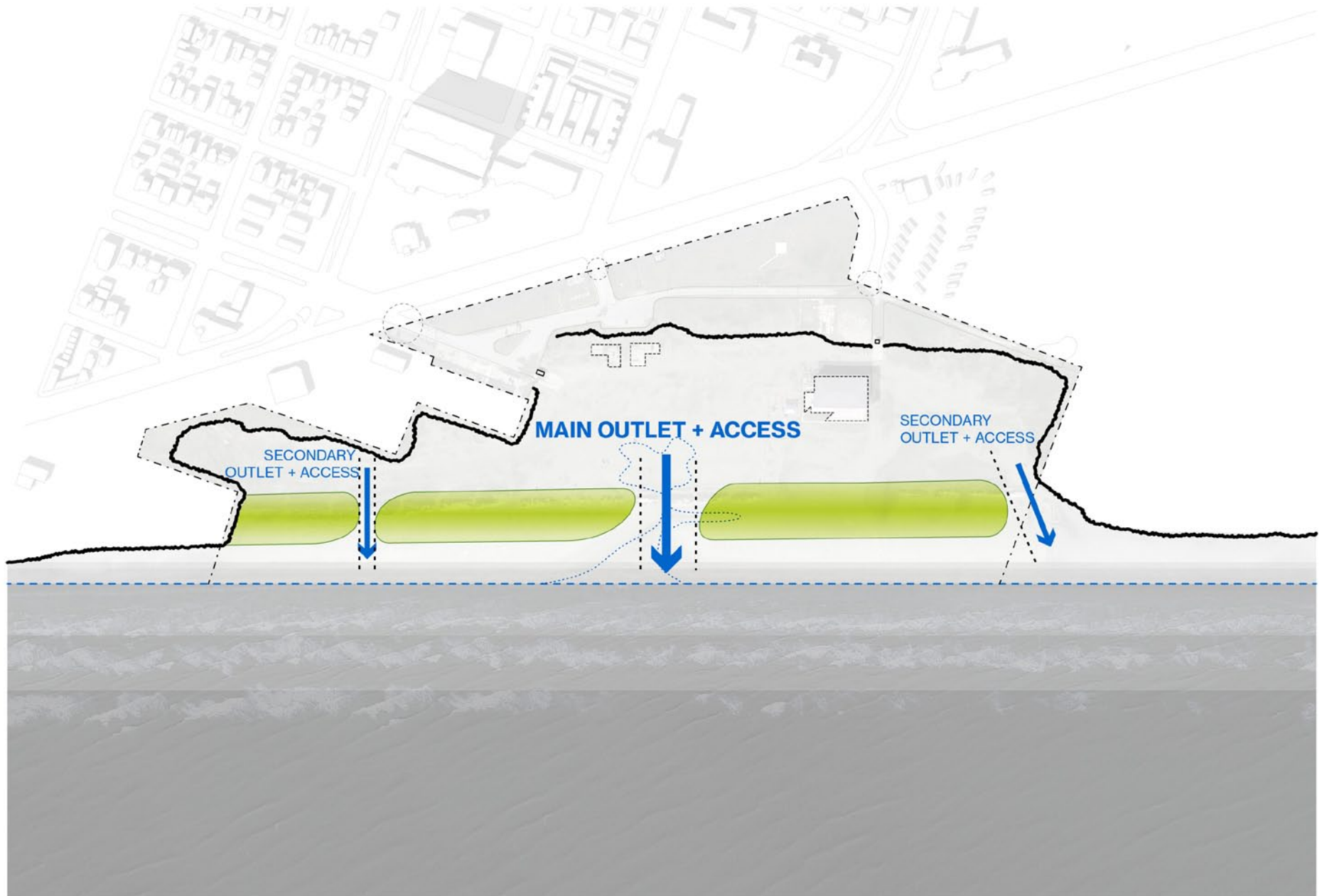
POTENTIAL DUNE RESTORATION



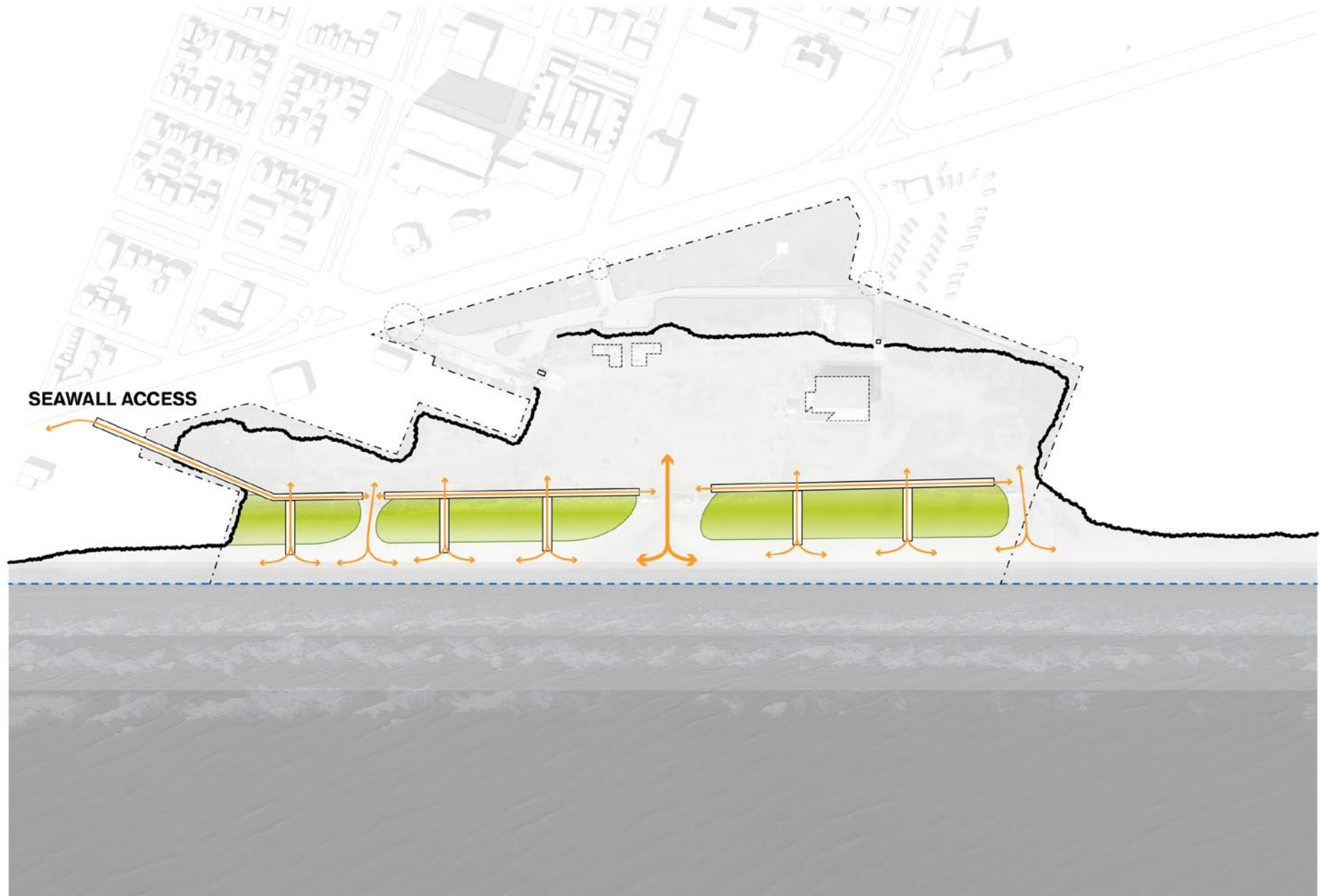
DUNE PALETTE



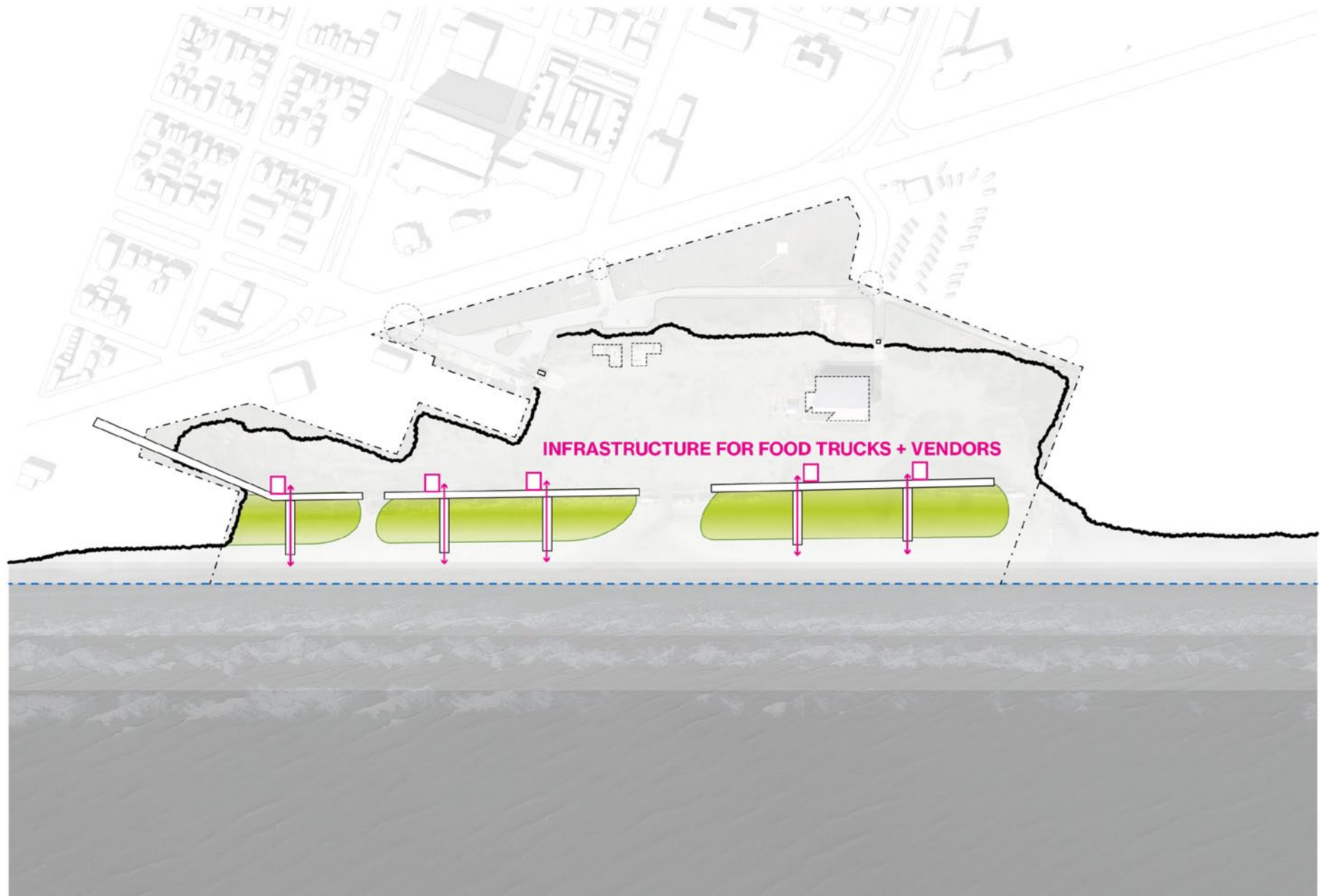
CUTS FOR DRAINAGE + ACCESS



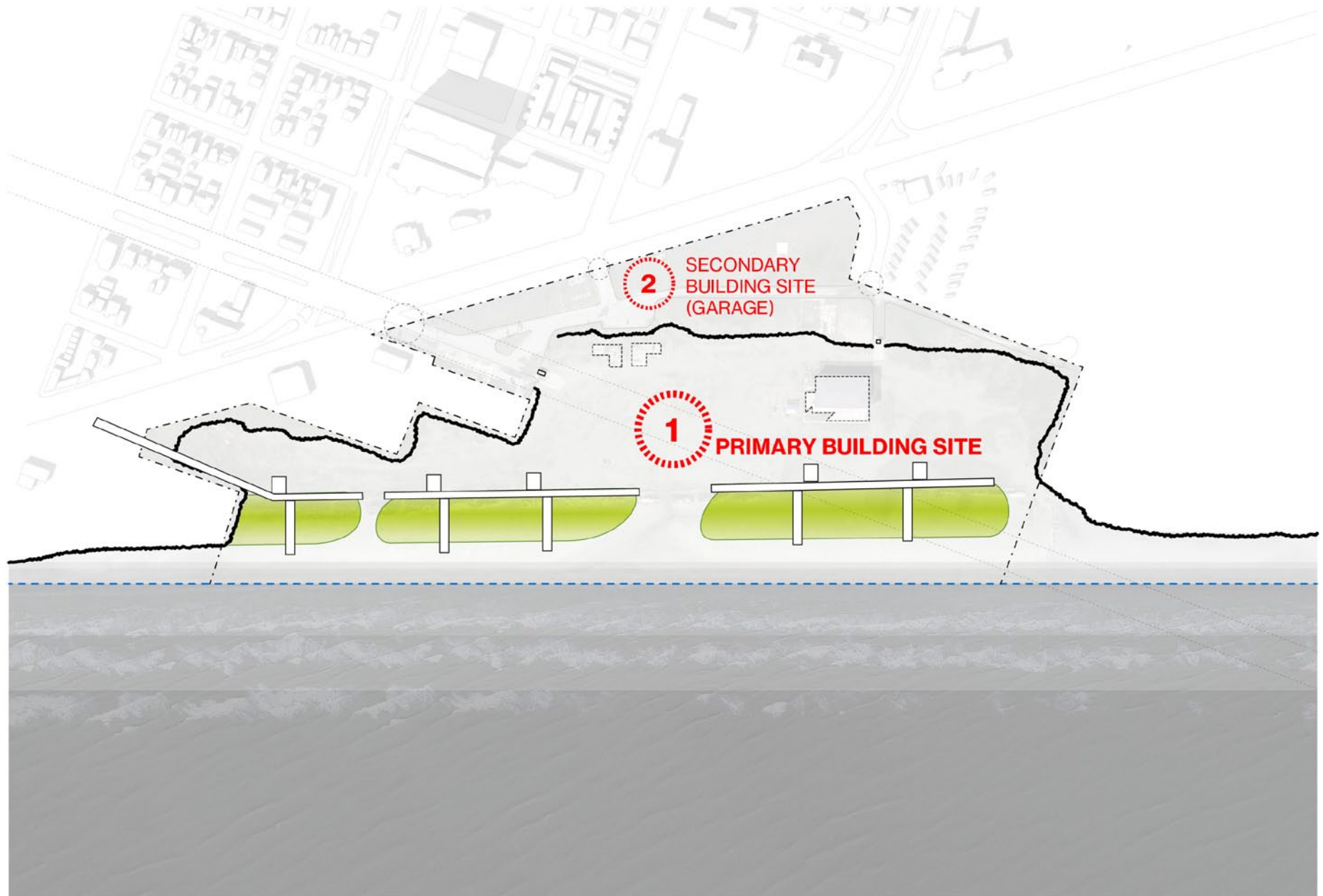
BOARDWALKS FOR SUPPLEMENTARY ACCESS



BEACH VENDOR "PADS"



PRELIMINARY BUILDING SITING



New Pavilion at Stewart Beach Park
Galveston, Texas

Galveston Island Park Board of Trustees

ROGERS PARTNERS ARCHITECTS + URBAN DESIGNERS

ASAKURA ROBINSON BRAX EASTERWOOD DESIGN

CONCEPT

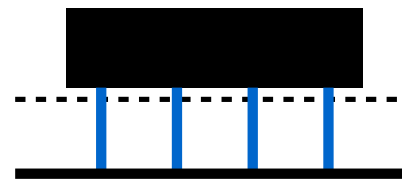
BASE REQUIREMENTS



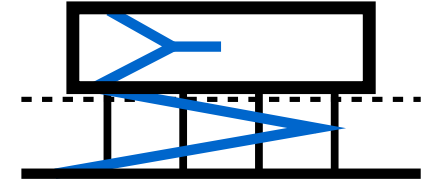
PROGRAM



LIFTED



STRUCTURE

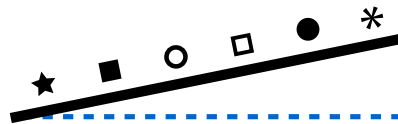


ACCESS

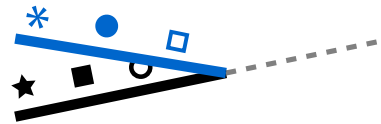
VERTICAL PROMENADE



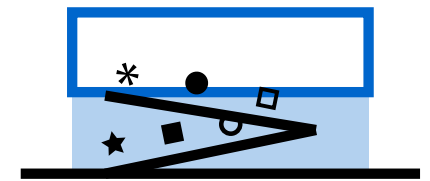
BOARDWALK



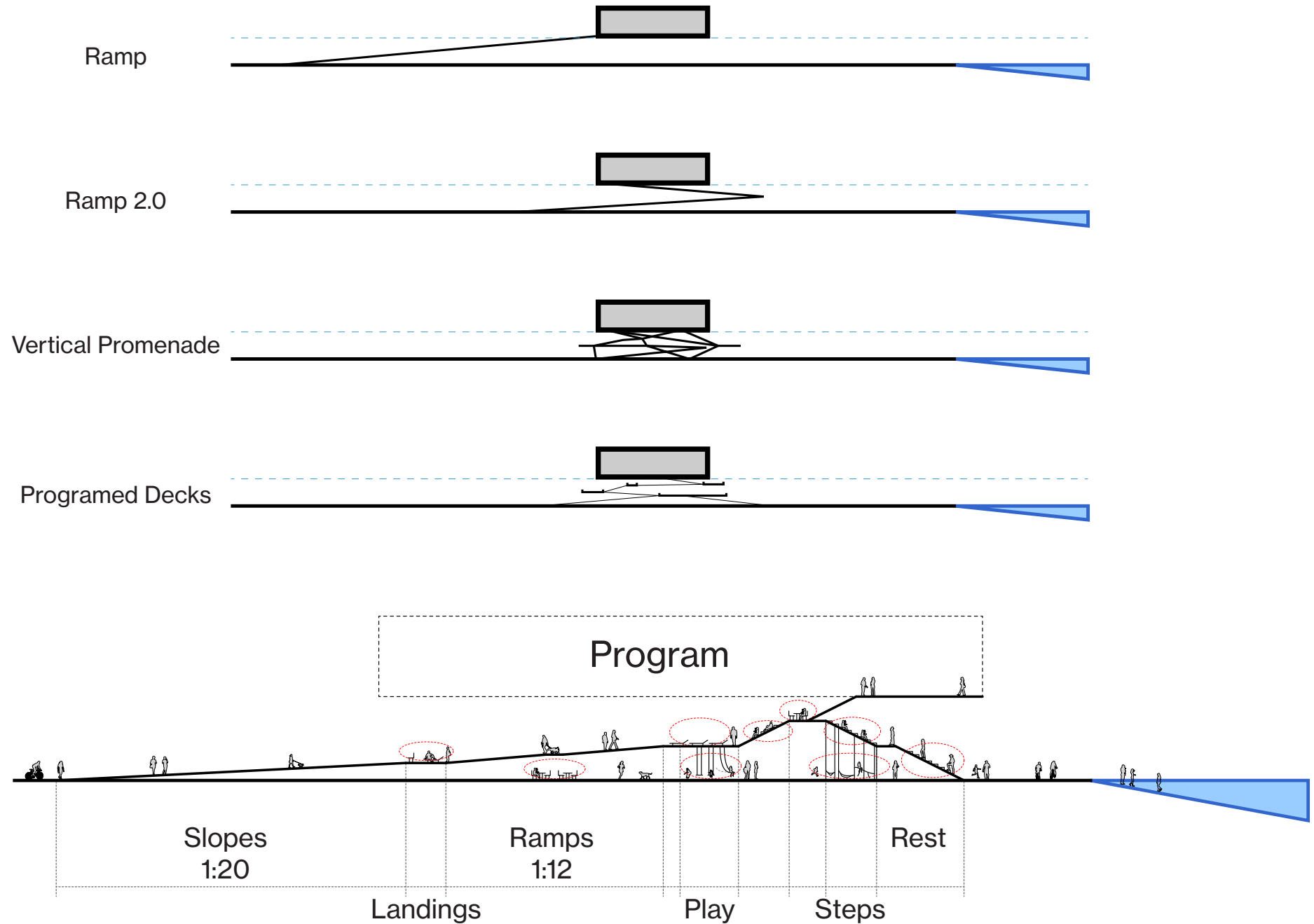
1 : 20



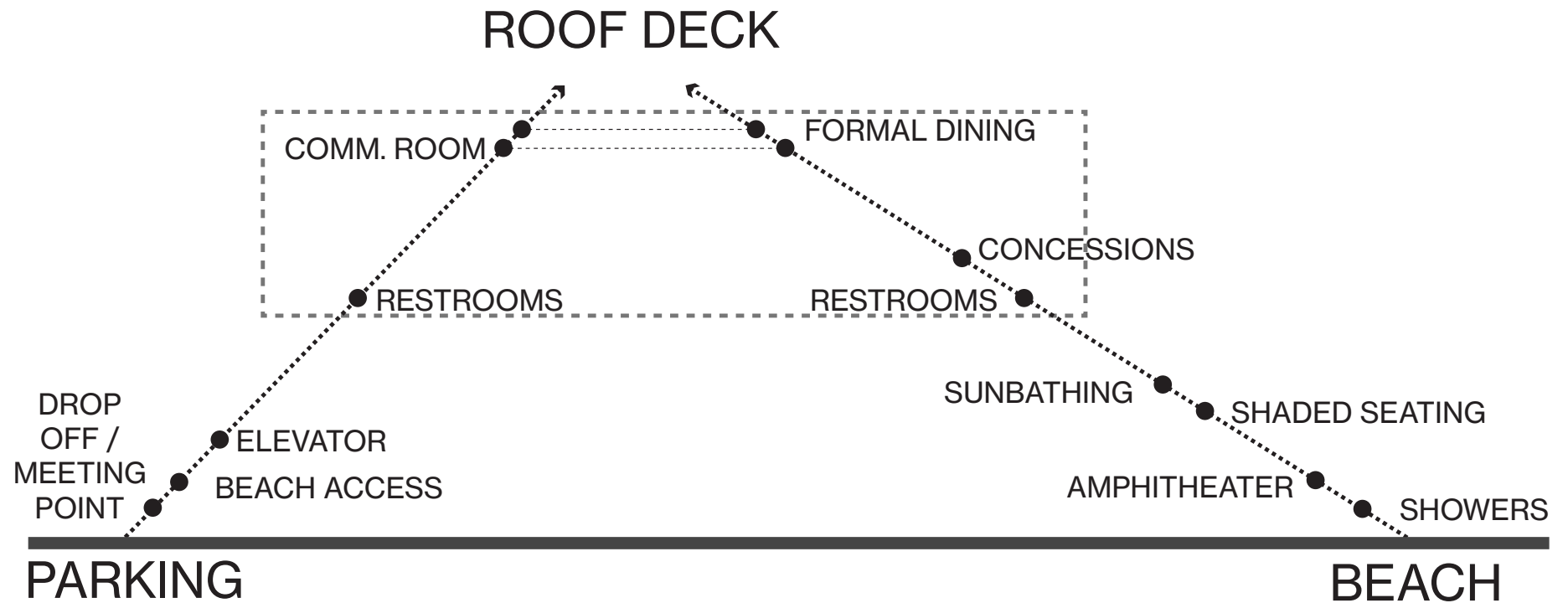
SWITCHBACK



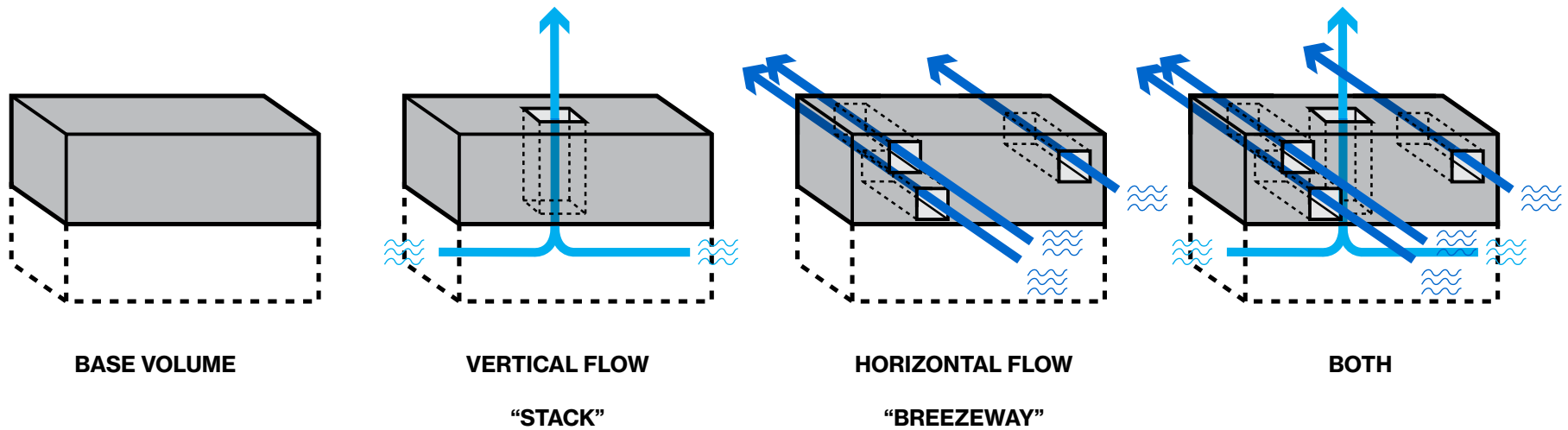
SHADED + INTEGRATED



PROGRAM SECTION



NATURAL VENTILATION

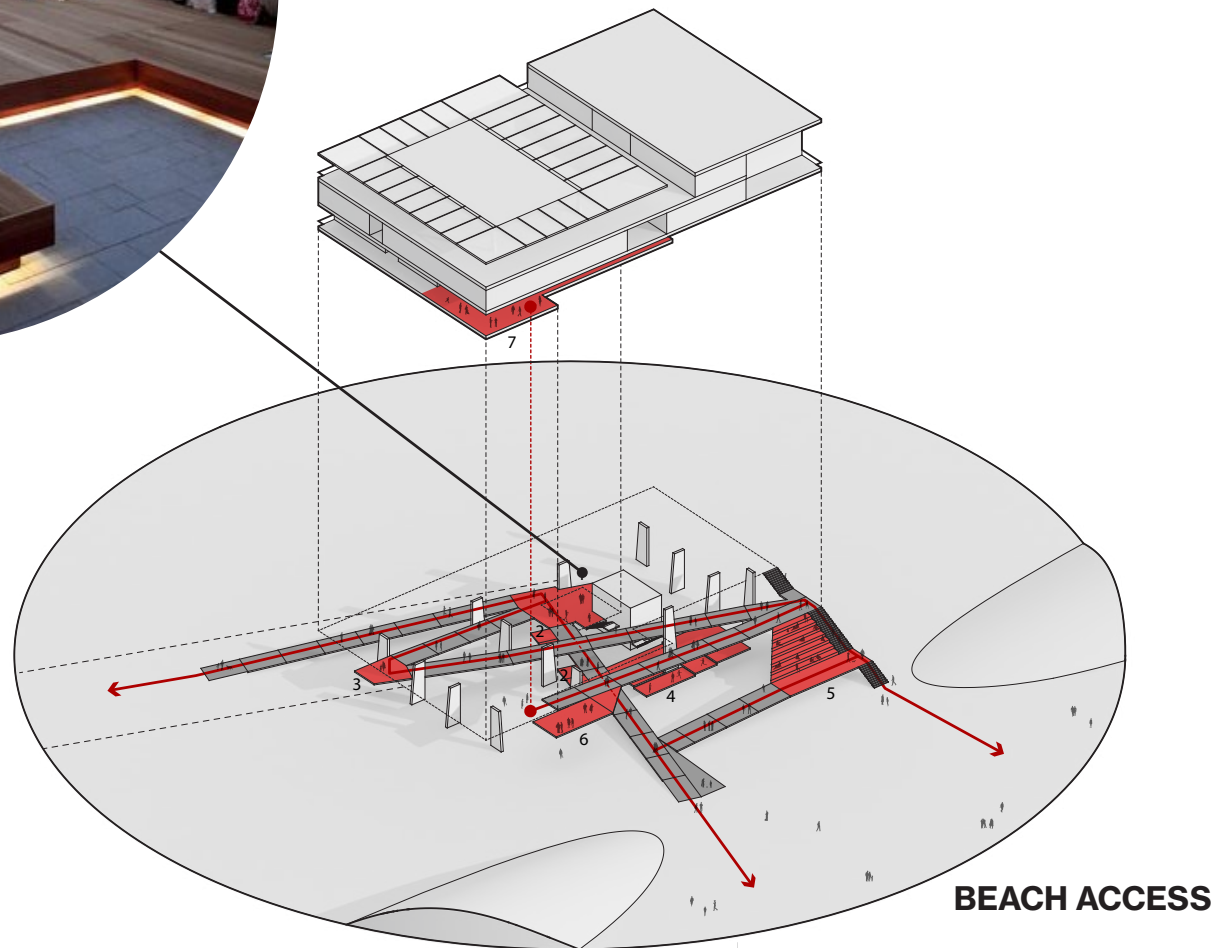


MASSING STUDY - VERTICAL PROMENADE



DROP OFF / MEETING PLACE

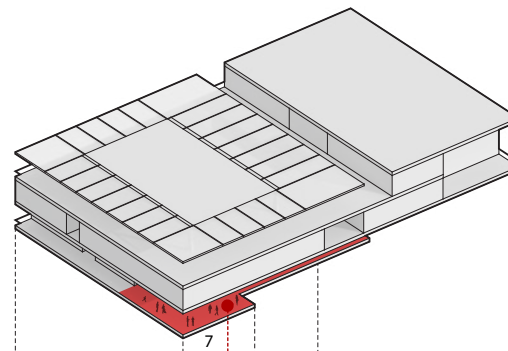
BROADWAY AXIS



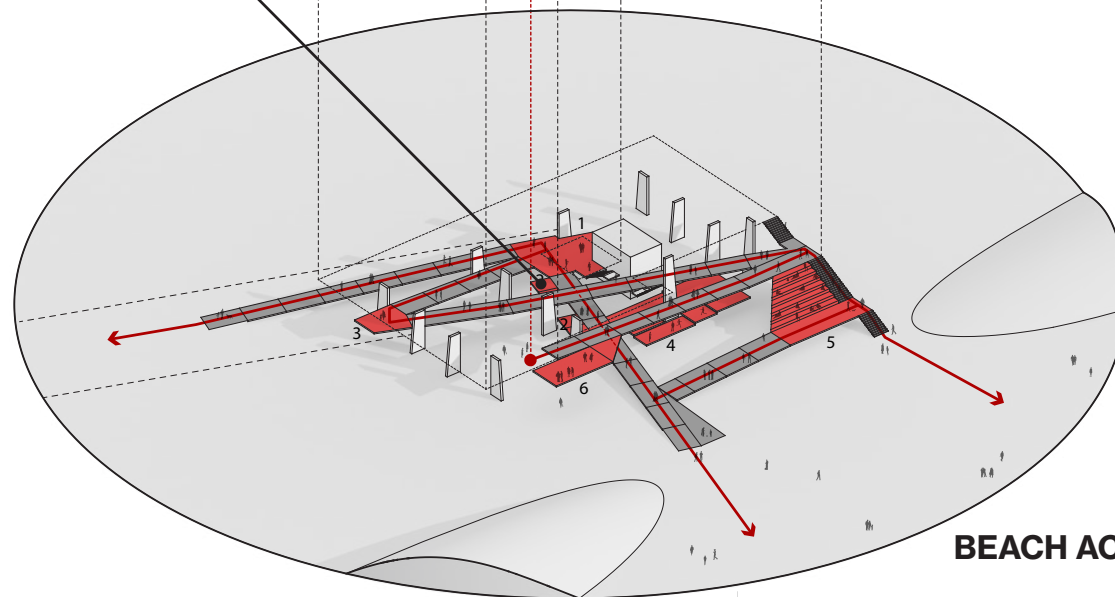
MASSING STUDY - VERTICAL PROMENADE



SHOWERS

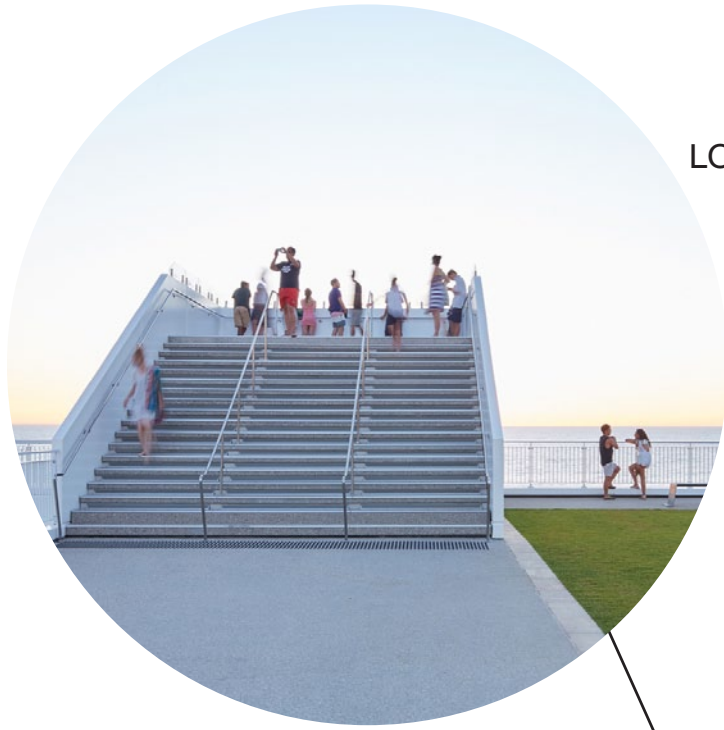


BROADWAY AXIS

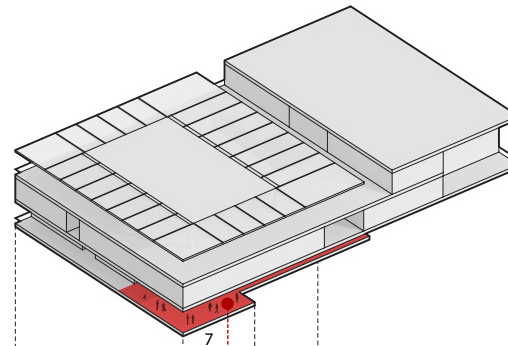


BEACH ACCESS

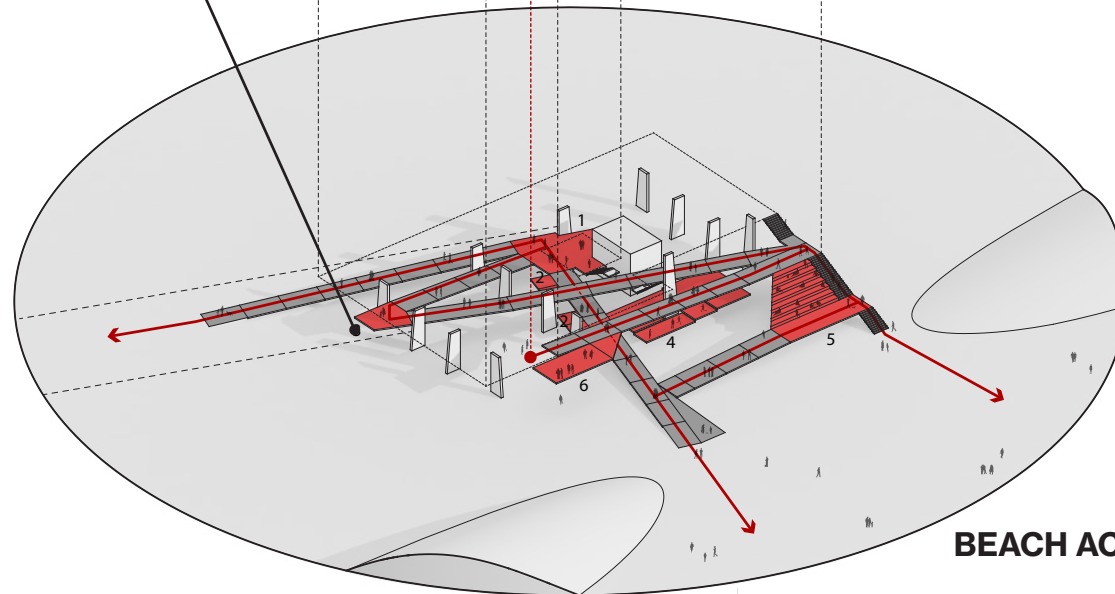
MASSING STUDY - VERTICAL PROMENADE



LOOK-OUT POINT



BROADWAY AXIS



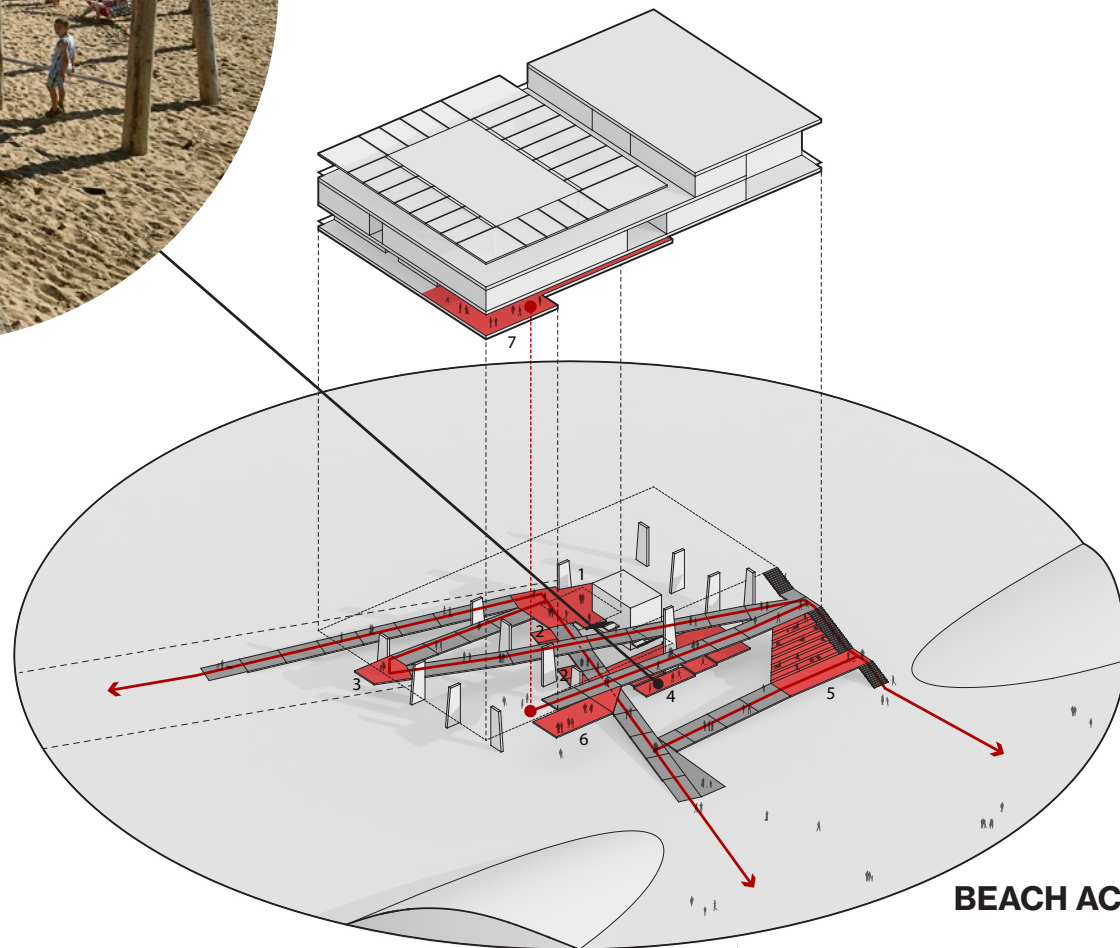
BEACH ACCESS

MASSING STUDY - VERTICAL PROMENADE



PLAYGROUND

BROADWAY AXIS



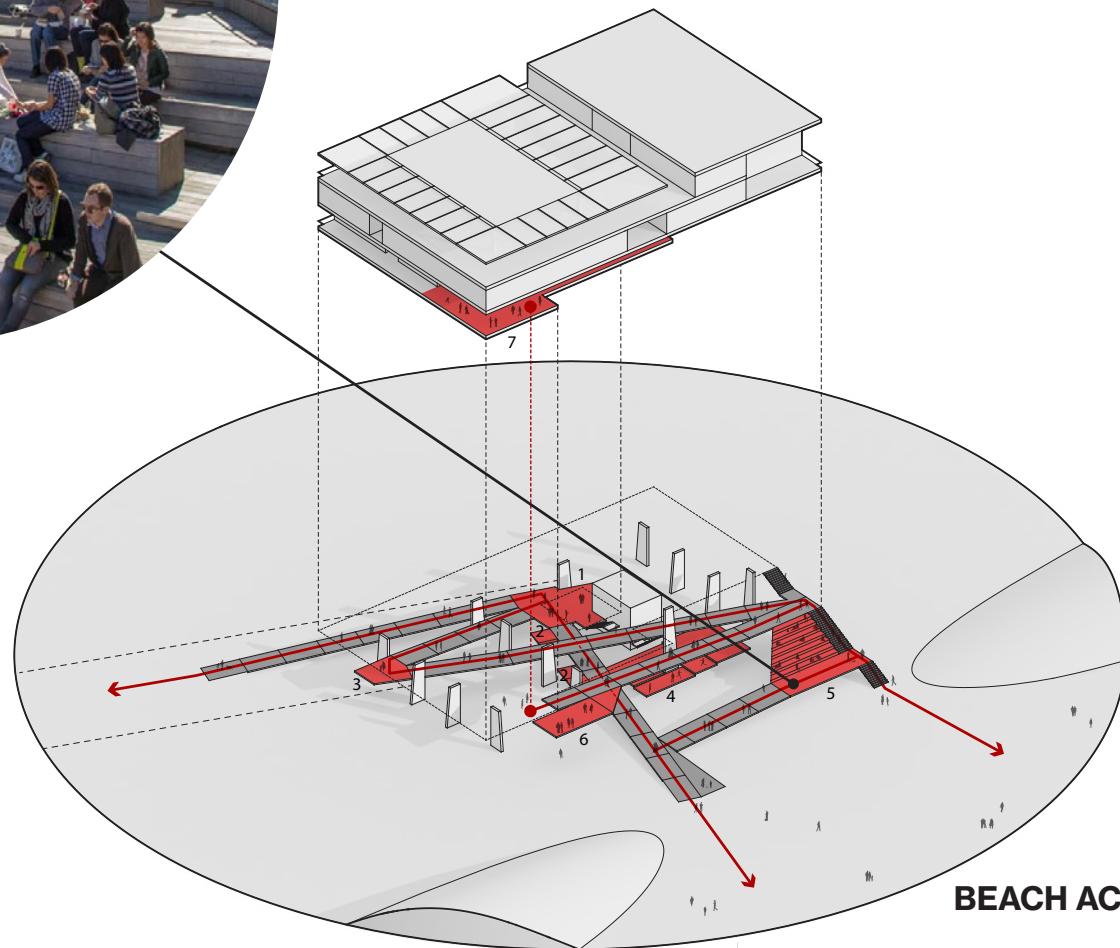
BEACH ACCESS

MASSING STUDY - VERTICAL PROMENADE



AMPHITHEATER

BROADWAY AXIS



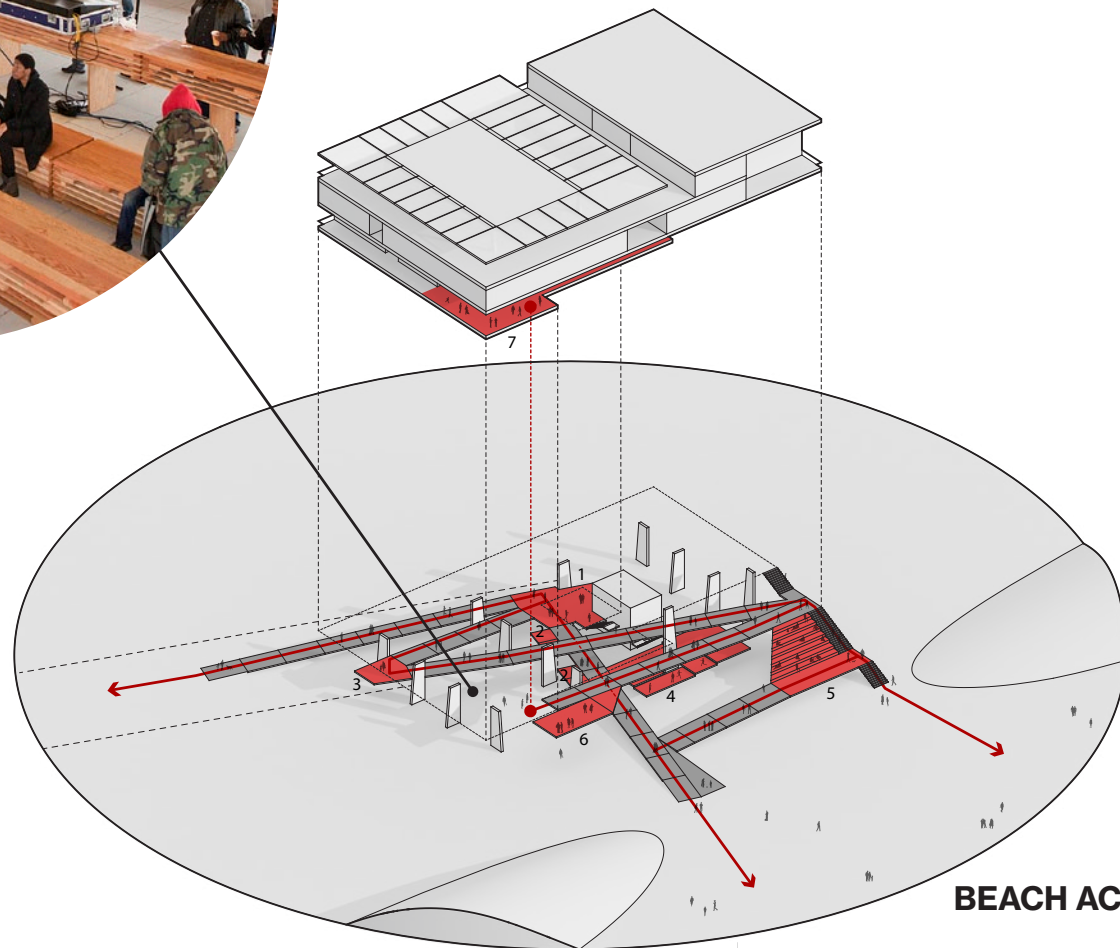
BEACH ACCESS

MASSING STUDY - VERTICAL PROMENADE



COVERED MARKET SPACE

BROADWAY AXIS



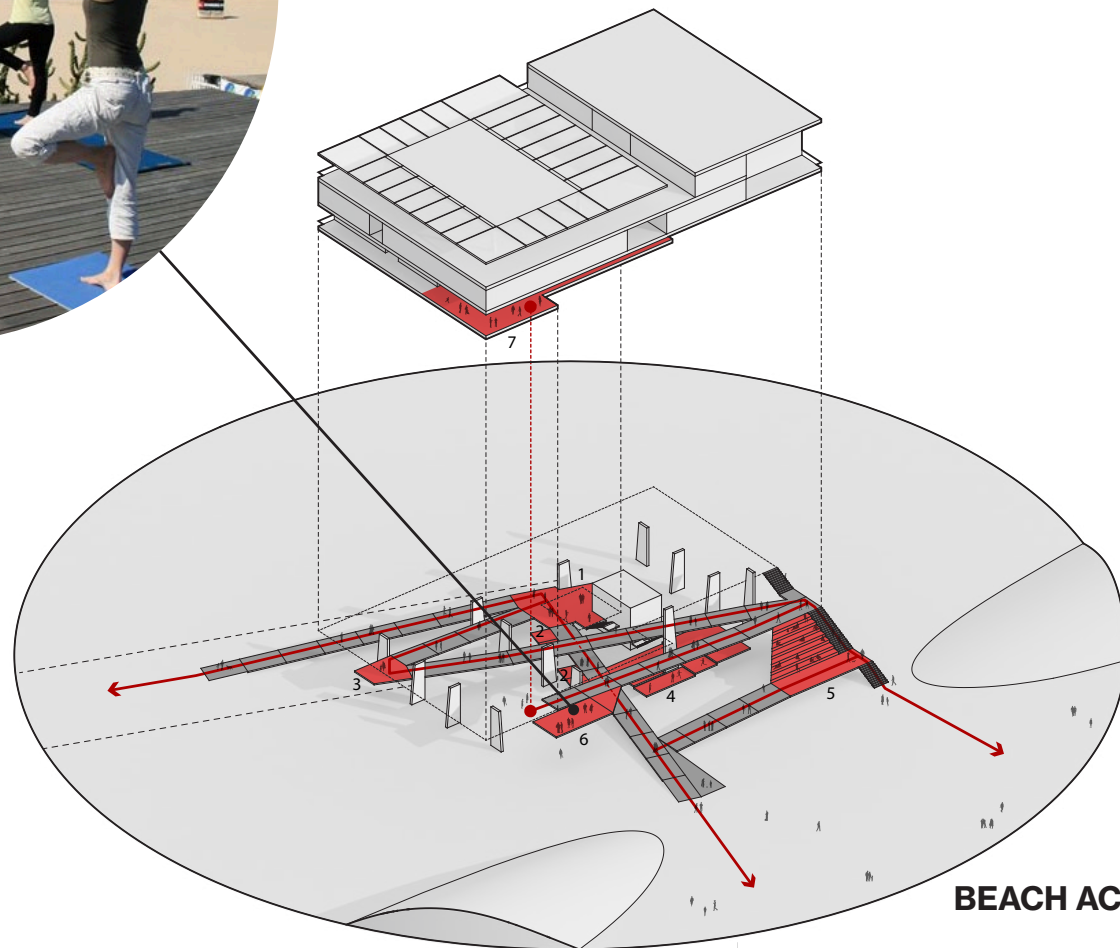
BEACH ACCESS

MASSING STUDY - VERTICAL PROMENADE



SUNBATHING DECK

BROADWAY AXIS



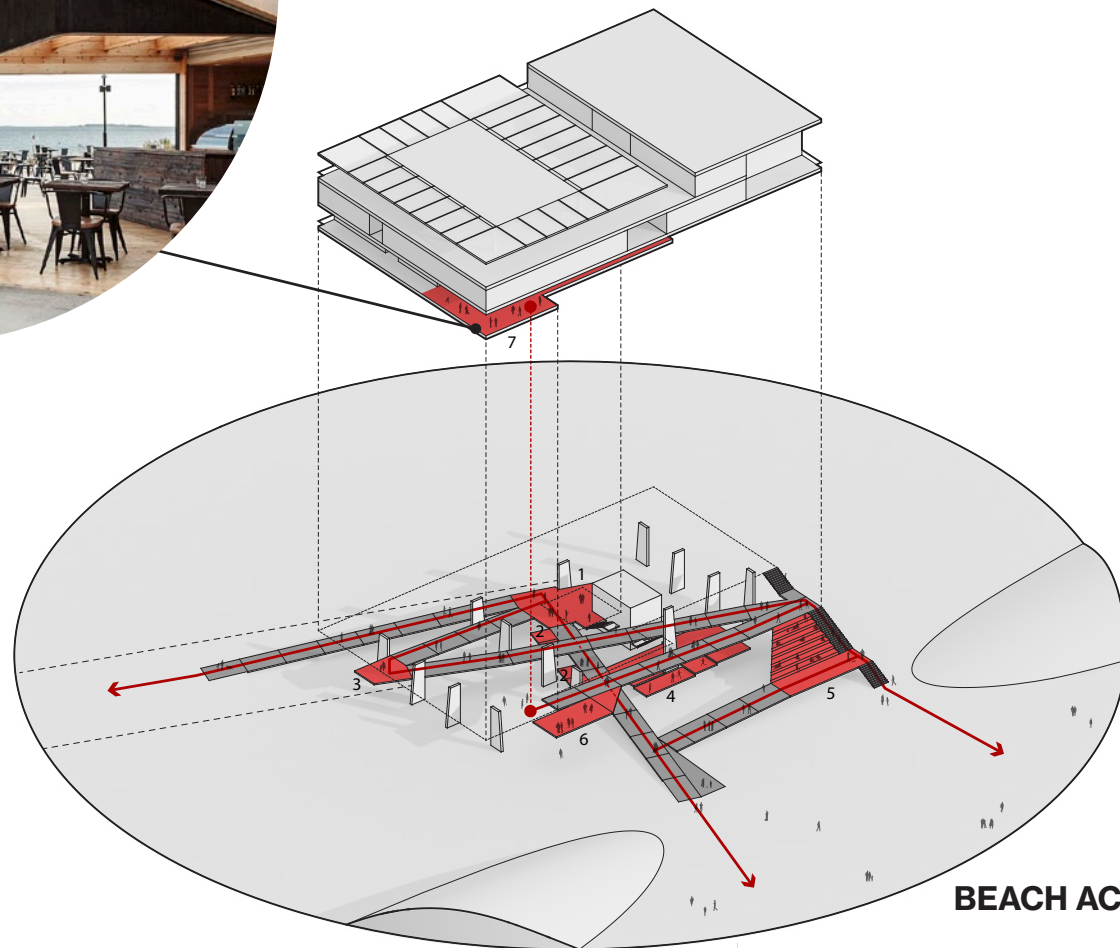
BEACH ACCESS

MASSING STUDY - VERTICAL PROMENADE



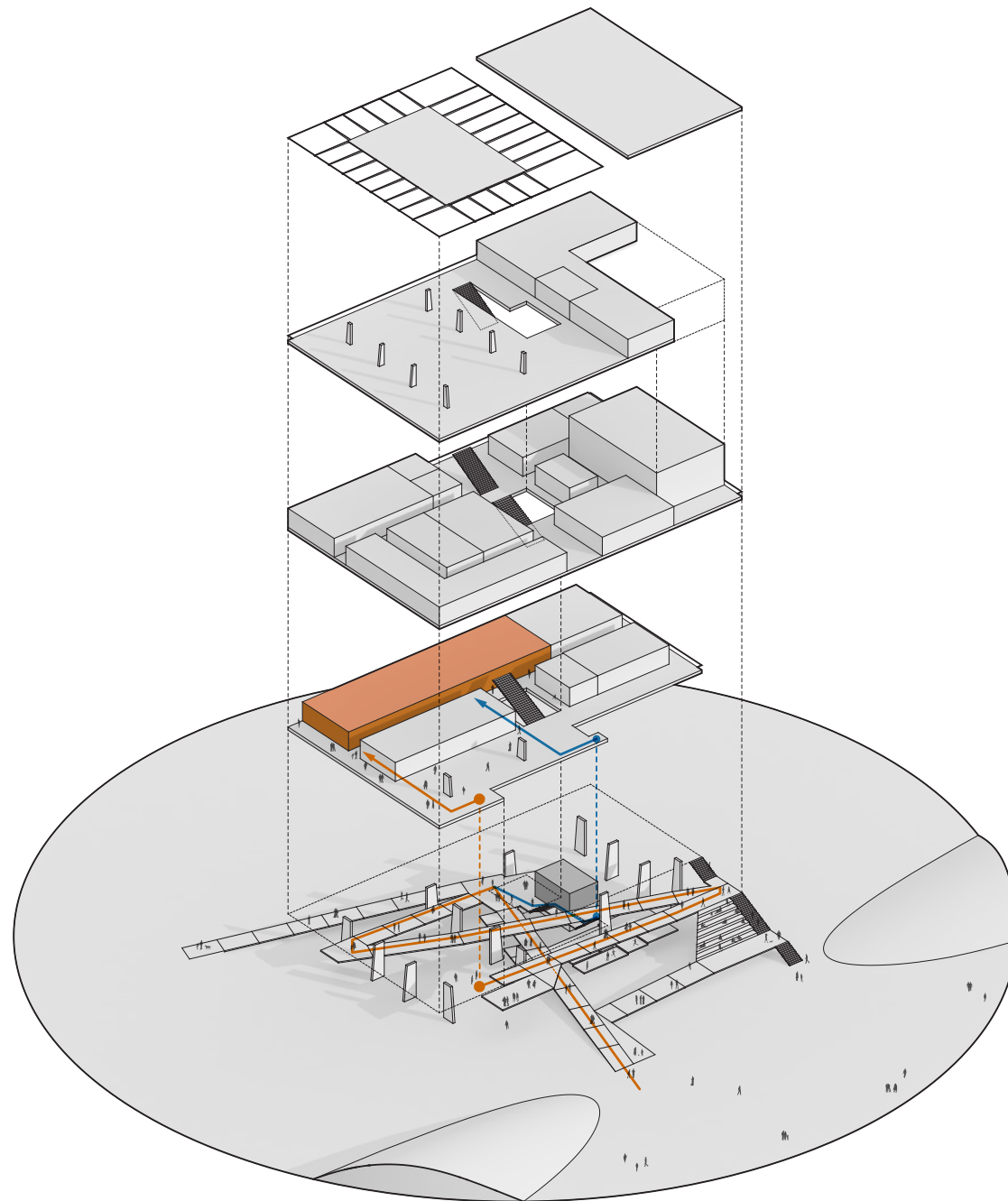
SHADED SEATING

BROADWAY AXIS

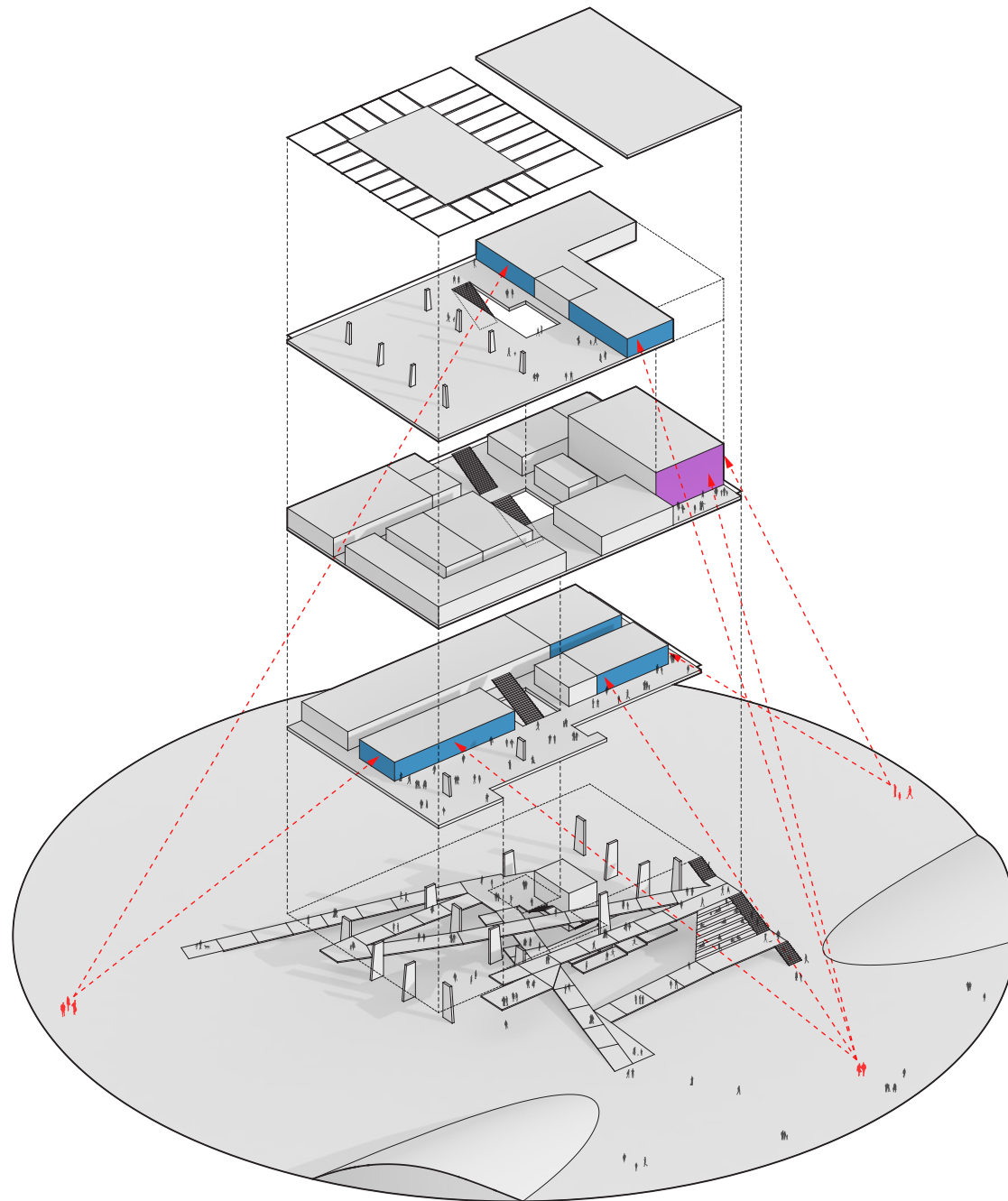


BEACH ACCESS

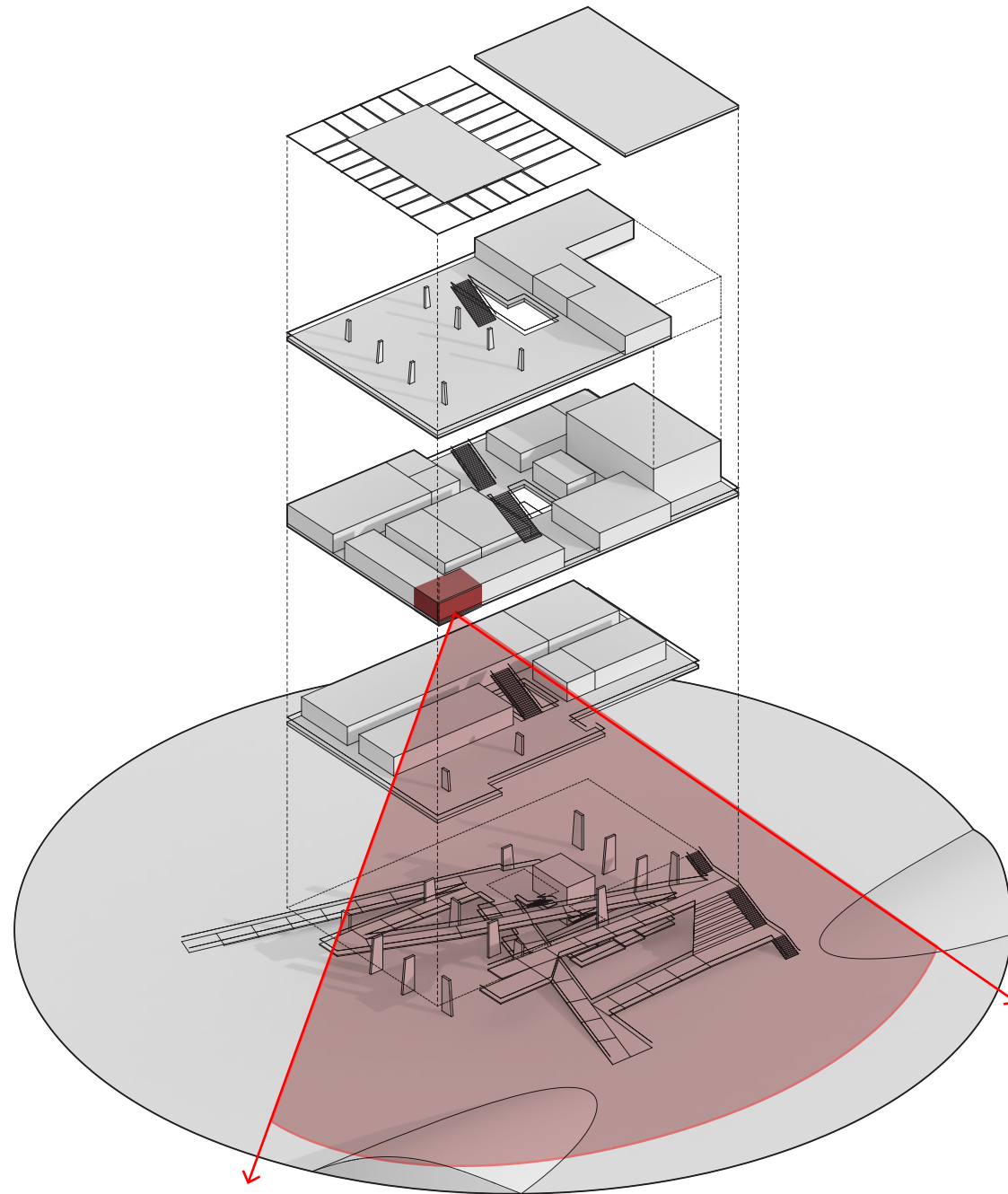
MASSING STUDY - RESTROOM ACCESS



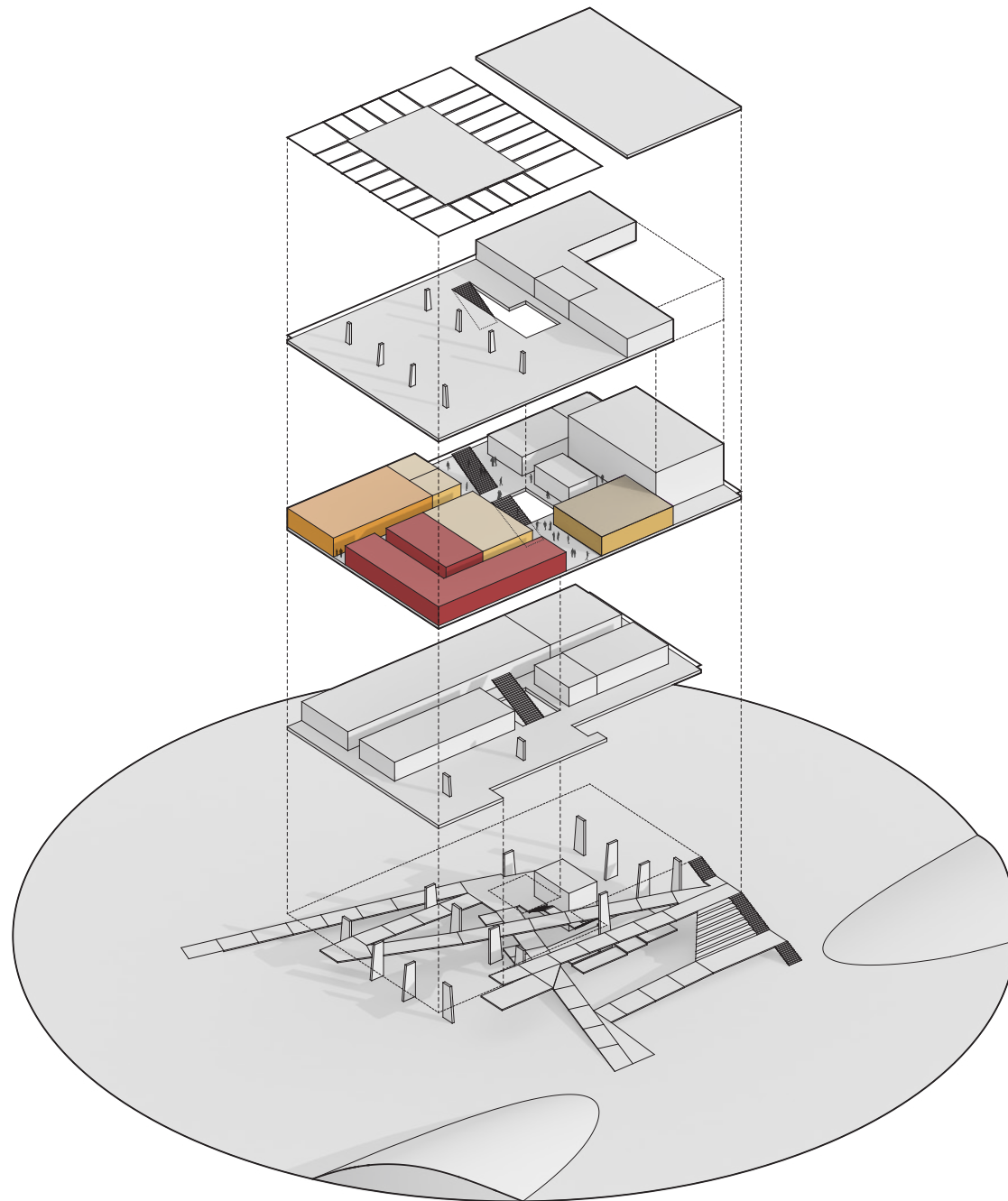
MASSING STUDY - HIGH VISIBILTY FOR CONCESSIONS



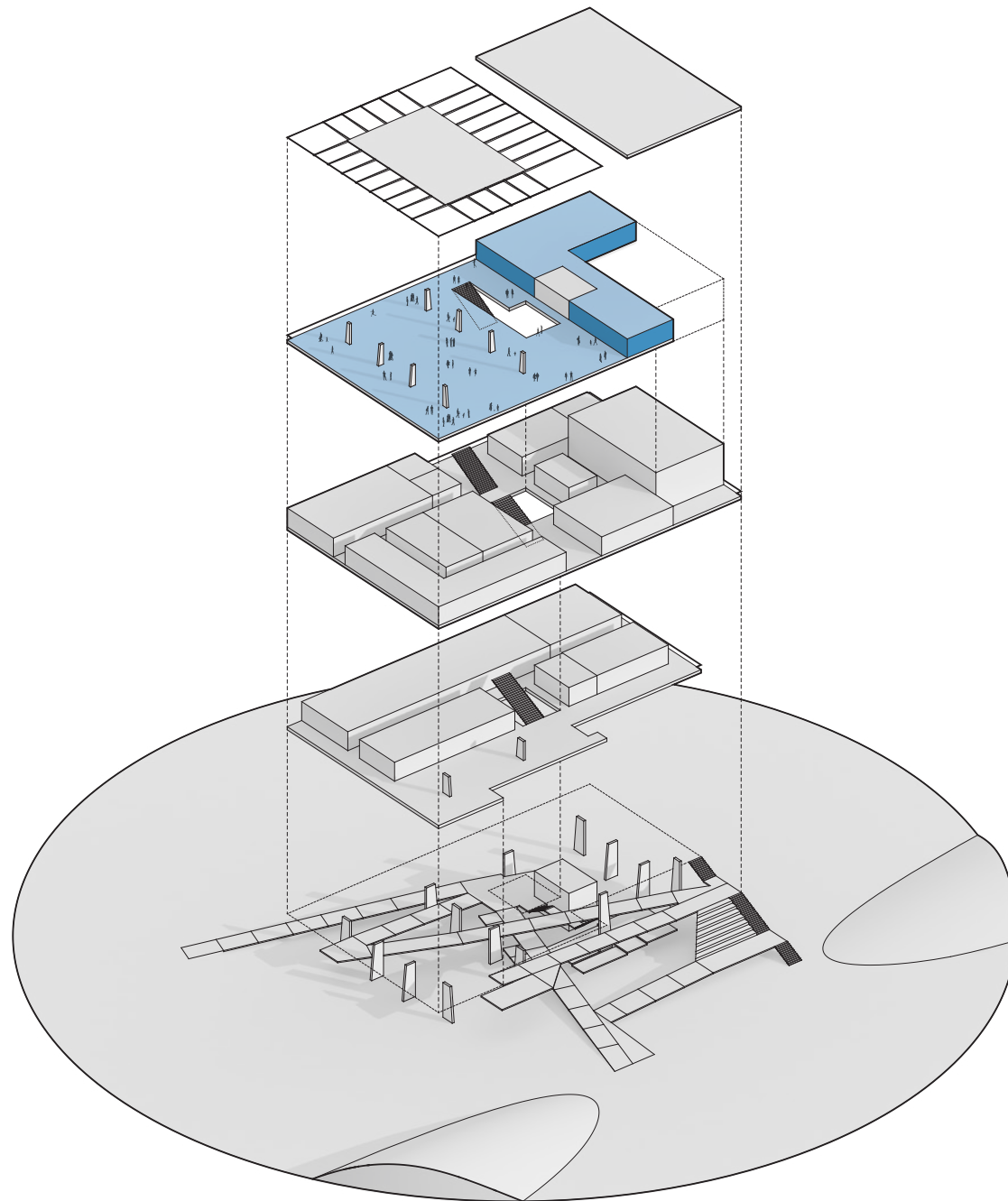
MASSING STUDY - OBSERVATION POSITION FOR BEACH PATROL COMMAND CENTER



MASSING STUDY - CONSOLIDATED ADMIN. SUITE

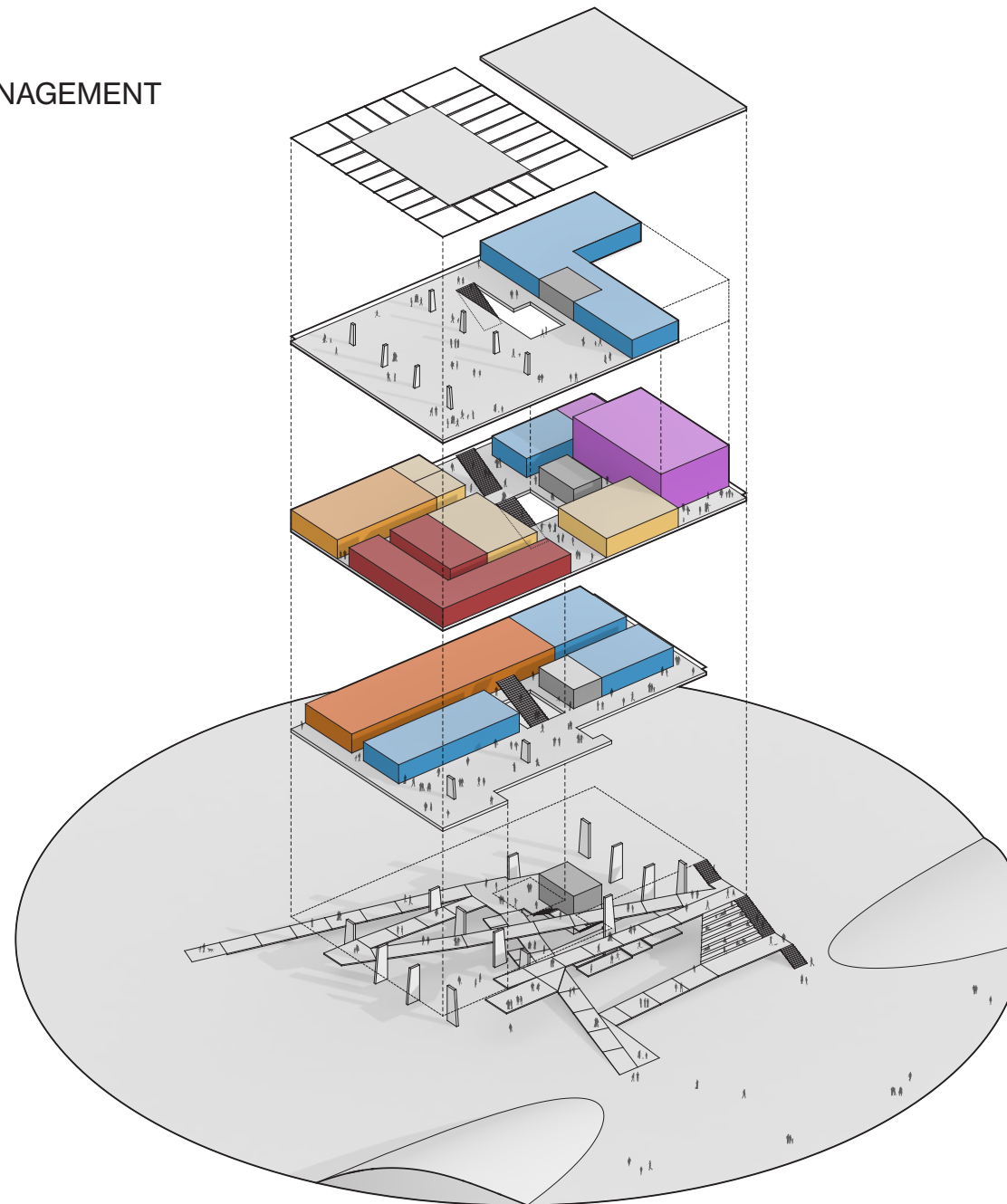


MASSING STUDY - ROOFTOP RESTAURANT + EVENT TERRACE



MASSING STUDY - PROGRAM

- STEWART BEACH MANAGEMENT
- RESTROOMS
- BEACH PATROL
- CONCESSIONS
- COMMUNITY ROOM
- ELEVATOR & STAIRS



MASSING STUDY



VIEW FROM SOUTHEAST

MASSING STUDY



VIEW FROM SOUTHEAST